



6424 32 Avenue NW
Calgary, Alberta

MLS # A2287057



\$540,000

Division:	Bowness		
Type:	Residential/House		
Style:	Bungalow		
Size:	977 sq.ft.	Age:	1952 (74 yrs old)
Beds:	2	Baths:	1
Garage:	Alley Access, Double Garage Detached, Oversized		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, Low Main		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Block, Other, See Remarks	Utilities:	-
Features:	Ceiling Fan(s), Low Flow Plumbing Fixtures, Natural Woodwork, No Animal Home, No Smoking Home		

Inclusions: All garden tools, patio sets, BBQ included, Antique Wardrobes in bedrooms and hallway

"Incredible opportunity at another improved price, motivated yet?" Welcome to a highly desirable, amenity-rich location — perfect for investors, developers, or buyers looking to secure valuable land with immediate livability. Situated on a large, beautifully treed RC-G zoned lot, this property offers exceptional potential for future redevelopment while providing a charming and comfortable home in the present. Whether you're envisioning multi-unit development, long-term land holding, or a strategic investment, this property checks all the boxes with its generous dimensions and sought-after zoning. The existing home is warm, inviting, and entirely livable — ideal for rental income or personal use while you plan your next steps. Inside, you'll find a cozy, cabin-inspired atmosphere with a welcoming living room featuring an electric fireplace, perfect for relaxing evenings. The functional layout includes two bedrooms, with one currently used as a bright home office. A standout feature is the updated 3-piece bathroom with a unique shower and sauna combination, offering a spa-like experience at home. Toward the rear, a spacious dining area with a gas fireplace creates an inviting setting for everyday meals or entertaining. The kitchen is well-equipped with abundant cabinetry and modern, lightly used appliances, including a gas stove and convenient European washer/dryer. Outdoor spaces are equally appealing, with mature trees providing privacy and a peaceful setting to enjoy morning coffee or sunny afternoons. The oversized, insulated double detached garage adds further value, offering ample space for vehicles, storage, or workshop use. Additional updates over time include: Over half newer windows and updated rear door windows, 220V electrical panel with partial rewiring, Copper plumbing, Hot water tank (approx. 8

years),Roof shingles (approx. 10 years).This property presents a rare combination of land value, zoning flexibility, and immediate livability — an ideal canvas for redevelopment or a smart addition to any investment portfolio .Hold, rent, or build — the choice is yours. For more information, contact the listing agent today.