



134 32 Avenue NE
Calgary, Alberta

MLS # A2300693



\$550,000

Division:	Highland Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	999 sq.ft.	Age:	1912 (114 yrs old)
Beds:	2	Baths:	2
Garage:	Driveway, Off Street, Parking Pad, Tandem		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Landscaped, Rectangular Lot		

Heating:	In Floor, Forced Air, Hot Water, Natural Gas	Water:	-
Floors:	Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, Storage		

Inclusions: NA

Welcome to this updated bungalow in the sought-after inner-city community of Highland Park! Situated on a large R-CG zoned lot, this 3-bedroom, 2-bathroom home offers excellent potential for a secondary suite, multi-unit development, or long-term investment. The bright main floor features a functional open-concept layout with comfortable living and dining areas, a well-appointed kitchen, spacious primary bedroom, and a second bedroom with its own separate entrance—ideal for Airbnb or private use. A full 4-piece bathroom completes the main level. The fully developed basement includes a large family room, additional bedroom, 3-piece bathroom, and separate entrance—perfect for future suite potential. In-floor heating in the basement adds extra comfort during the colder months. Additional highlights include a private fenced backyard with mature trees and garden beds, and a 240 sq ft developed outbuilding ideal for a studio or workspace. Located just minutes to downtown and close to schools, parks, shopping, and restaurants. A great opportunity for homeowners, investors, or developers alike. Book your private showing today!