



GRASSROOTS
REALTY GROUP

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1701 32 Street SW
Calgary, Alberta

MLS # A2330338



\$1,399,990

Division:	Shaganappi		
Type:	Residential/House		
Style:	Bungalow		
Size:	982 sq.ft.	Age:	1951 (75 yrs old)
Beds:	3	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Other, Rectangular Lot, See Remarks		
Heating:	Forced Air, Natural Gas		
Floors:	Carpet, Hardwood, Linoleum, Other		
Roof:	Other		
Basement:	Other		
Exterior:	Vinyl Siding, Wood Frame		
Foundation:	Poured Concrete		
Features:	See Remarks		
Water:	-		
Sewer:	-		
Condo Fee:	-		
LLD:	-		
Zoning:	M-C2		
Utilities:	-		

Inclusions: As Is

Prime redevelopment opportunity in sought-after Shaganappi — a rare large CORNER lot assembly in an unbeatable inner-city location. This site offers exceptional potential for builders, developers, and investors looking to capitalize on one of Calgary's most desirable redevelopment communities. Quick access to 17th Avenue & Bow Trail provides seamless connectivity to main roads. Opportunities to secure premium corner lots in locations like this are increasingly limited. Must be purchased alongside the adjacent property.