



GRASSROOTS
REALTY GROUP

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3238 32A Street SE
Calgary, Alberta

MLS # A2333380



\$399,900

Division:	Dover		
Type:	Residential/House		
Style:	Bungalow		
Size:	919 sq.ft.	Age:	1970 (56 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street, Rear Drive, RV Access/Parking		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Interior Lot, Lawn, Treed		

Heating:	Central, Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Post & Beam, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: Shed.

Opportunity knocks in Dover! If you've been searching for an affordable detached home with room to grow, this is your chance to build sweat equity and create something truly your own. Situated on a large lot with an expansive backyard and facing a beautiful green space with established trees, this 3-bedroom bungalow offers solid potential for first-time buyers, renovators, and investors alike. The functional main floor is ready for your personal touch, providing a great foundation to update and customize at your leisure. Downstairs, the undeveloped basement presents a blank canvas with endless possibilities. Additional bedrooms, a family room, home office, gym, or extra living space to suit your lifestyle and increase future value. Step outside and imagine the possibilities. The oversized backyard offers RV parking, ample room for kids, pets, gardening, entertaining, or even a future garage or potential garage carriage home development with city approval. Properties with this much outdoor space are becoming increasingly difficult to find at an attainable price point in the city's SE. Located in this established SE inner city community, you'll enjoy convenient access to schools, parks, shopping, public transit, and major roadways, making commuting around the city simple and efficient. Whether you're looking to roll up your sleeves and transform a home into your dream space or searching for your next investment opportunity, this property offers the location, lot size, and potential to make your vision a reality. Bring your ideas and unlock the value waiting here. Connect with your favorite realtor today for your viewing!