



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

235 32 Avenue NW
Calgary, Alberta

MLS # A2334947



\$800,000

Division:	Tuxedo Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	862 sq.ft.	Age:	1949 (77 yrs old)
Beds:	4	Baths:	2
Garage:	Carport, Double Garage Detached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Level, Private, Rectangular Lot, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Subfloor, See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, See Remarks		

Inclusions: n/a

Prime Location + Extra-Deep Lot = Unlimited Potential!!! If you know real estate, you know that location and lot size are everything and this property delivers on both fronts in a big way. Situated on a massive 50' by 154' extra-deep lot, this home offers the next owner endless possibilities, whether that means a full redevelopment or simply completing the renovation work that has already been started. The location is equally impressive, as the property sits just a few blocks from the Max Green rapid bus transit line, providing quick and efficient access to Downtown Calgary, as well as excellent connections to Centre Street and 4th Street for getting around the city with ease. For investors looking to maximize value, much of the heavy lifting has already been taken care of, which means you can save both time and money on the upfront work. The home comes with newer windows, a high-efficiency furnace installed in 2013, and a brand new high-efficiency hot water tank that has been installed but has yet to be turned on and a 200-amp service to the updated panel. Inside the main floor has been fully framed and the stairs have been strategically repositioned to allow the next owner to develop a legal basement suite, a feature that adds significant potential. The main floor layout has been framed to accommodate a traditional two bedroom, one bathroom design, while the basement has been thoughtfully framed to include two additional bedrooms, one bathroom, a kitchen, and a living room. Making for a well planned and highly functional dual living setup. Overall, this is an amazing property with unlimited potential, whether you are a new investor looking for your first project or a seasoned developer searching for your next opportunity. With its prime location, deep lot and carefully considered floor plan, this home is truly ready for someone with vision to take it across the finish line. Book

your showing today and start imagining what you can build here.