



GRASSROOTS
REALTY GROUP

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1905 32 Avenue SW
Calgary, Alberta

MLS # A2349381



\$1,000,000

Division:	South Calgary		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,069 sq.ft.	Age:	1956 (70 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Aluminum Siding , Asbestos, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

Talk about pride of ownership! This original-owner home has never been on the market before, but everything is neat as a pin and cute as a button. Immaculately maintained and full of charm – Great buy-and-hold; Great owner-occupied home with use of the (illegal) nanny suite; Fantastic redevelopment opportunity. 50'x120' R-C2 SOUTH FACING backyard. An ideal location for this amazingly quiet oasis amidst the dynamism of Marda Loop. Charming and well-thought-out, the home boasts a 2 bdr nanny suite with wood stove and bathroom in the basement, room for 2 cars on the driveway and a quaint single garage in the backyard. 2 more spacious bedrooms and a full 4 piece bathroom upstairs. Roof is 2015. Most windows are newer, circa 2010-2017. Basement remodeled in 2010. Longer possession, or a period of accommodation for the tenants is preferred.