



GRASSROOTS
REALTY GROUP

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2807 32 Street SW
Calgary, Alberta

MLS # A2350440



\$895,000

Division:	Killarney/Glengarry		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,894 sq.ft.	Age:	1953 (73 yrs old)
Beds:	8	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Cul-De-Sac, Front Yard		

Heating:	Central, Fireplace(s)	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Separate Entrance, Sump Pump(s)		

Inclusions: N/A

Discover a uniquely functional and remarkably well-maintained property in the heart of inner-city SW Killarney. Successfully operated for 15 years as a private group home for developmentally delayed individuals, this turn-key residence offers a proven, fully realized layout ideal for continued care facility operations, supportive housing, or customized multi-generational living. The main floor is bright, open and accessible, designed for simple navigation and group living, and offers four spacious bedrooms plus a dedicated main-floor office. Accessible bathing: One full 5-piece bathrooms, along with a separate 3-piece roll-in accessible shower designed specifically for mobility needs. Downstairs, three additional bedrooms provide flexible living quarters or administrative space, complemented by a 3-piece bathroom dedicated to the lower level and ample storage and utility configurations throughout. Separate side entry for the basement for easy access. What truly sets this property apart is the infrastructure already in place. A custom rear ramp, engineered specifically for safe, comfortable client drop-offs and pick-ups, makes daily arrivals and departures easy, while an established Access Calgary route brings direct door-to-door transit service to the property daily, transporting residents to and from local day programs. Situated in a vibrant, highly walkable neighbourhood with quick access to downtown, transit corridors and local amenities, Killarney remains one of Calgary's most sought-after inner-city communities. Purpose-built properties like this are a rare find in today's market. Book your private showing today!