

# \$525,000 - 3474 32a Avenue Se, Calgary

MLS® #A2220443

**\$525,000**

5 Bedroom, 2.00 Bathroom, 932 sqft

Residential on 0.11 Acres

Dover, Calgary, Alberta

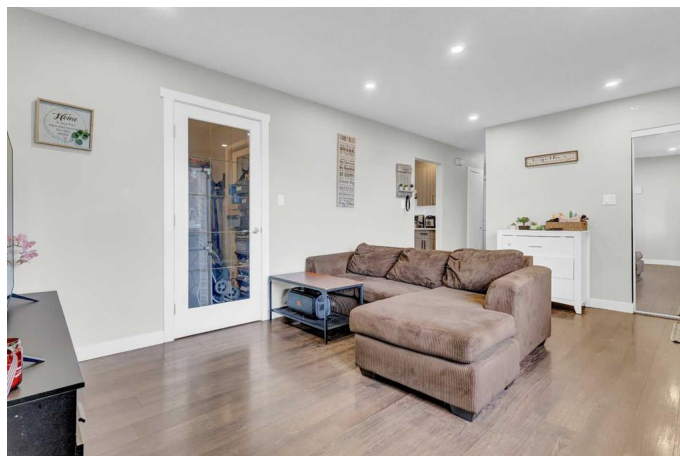
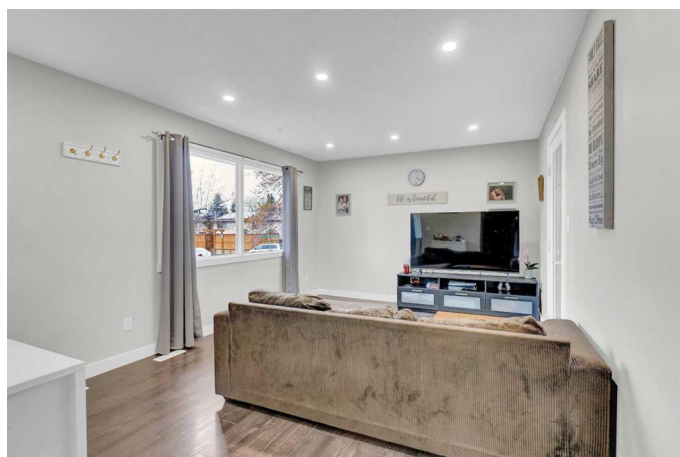
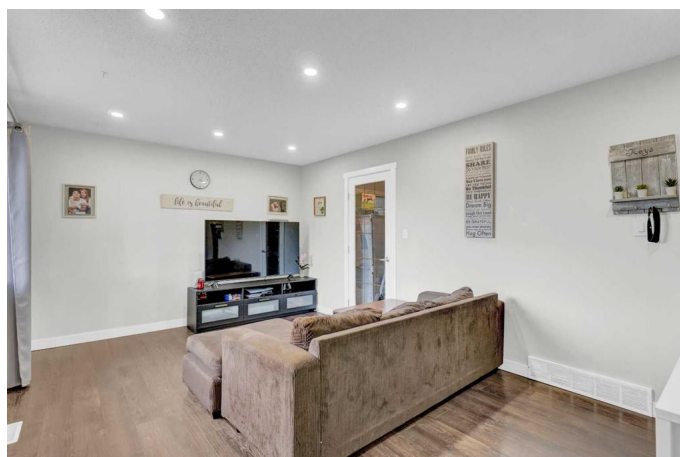
Fantastic Investment Opportunity! Located just steps from schools, parks, restaurants, and public transit, this well-maintained property offers exceptional convenience and value.

Since 2020, the current owners have made significant upgrades, including a fully legalized and renovated basement suite, updated basement windows, and modern appliances and furnace. The main floor is currently rented at \$1,450/month plus 60% of utilities. The tenants are in place until June 30 and are open to staying or relocating to the basement. The oversized heated detached garage is also rented separately for \$300/month. Whether you're a first-time investor or looking to expand your portfolio, this property is a turn-key opportunity in an unbeatable location.

Built in 1971

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2220443    |
| Price          | \$525,000   |
| Bedrooms       | 5           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 932         |
| Acres          | 0.11        |
| Year Built     | 1971        |
| Type           | Residential |
| Sub-Type       | Detached    |



|        |          |
|--------|----------|
| Style  | Bungalow |
| Status | Active   |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 3474 32a Avenue Se |
| Subdivision | Dover              |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T2B 0J7            |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Quartz Counters, Separate Entrance                      |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                 |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Exterior Entry, Finished, Full, Suite                   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | BBQ gas line, Private Yard                        |
| Lot Description   | Back Lane, Back Yard, Corner Lot, Rectangular Lot |
| Roof              | Asphalt Shingle                                   |
| Construction      | Vinyl Siding, Wood Frame                          |
| Foundation        | Poured Concrete                                   |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 14th, 2025 |
| Days on Market | 13             |
| Zoning         | R-CG           |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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