



\$ 449,900.00

130 32 AVENUE NE CALGARY

<https://paulbrinton.com>

Attention Investors! Outstanding revenue and/or development opportunity in always desirable Highland Park. Situated on a 50 X 125 R-C2 lot, this 886 sqft bungalow offers immediate revenue and development potential. The well maintained home offers 3 beds, 2 full baths and a fully equipped illegal suite. Electrical panel updated 2009;...

- 3 beds
- 2 baths
- Detached
- Residential
- Active

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BASIC FACTS

Style: Bungalow

MLS ® #: A1134155

Type: Detached

Bedrooms: 3

Status: Active

Area: 0.00 sq ft

County Or Parish: Calgary

CONDO TYPE: Not a Condo

Post Updated: 2021-11-22 23:14:16

Bathrooms: 2

Bedrooms Above Grade: 2

Date added: 09/09/21

Lot size: 6362 sq ft

Year built: 1950

Parking: Off Street, Parking Pad, Unpaved

PROPERTY FEATURES

Total Parking: 2

Community Features: Park,Schools
Nearby,Playground,Sidewalks,Street
Lights,Shopping Nearby

Fencing: Fenced

Cooling: None

Interior Features: Laminate
Counters,Storage

Roof Type: Asphalt Shingle

Flooring: Hardwood,Laminate,Tile

Exterior Features: None

District: CAL Zone CC

Inclusions: Dryer, 2 Refrigerator, 2 Range -
Electric, Washer, 2 Hood Fan, Microwave

Lot Features: Back Yard,Corner
Lot,Lawn,Landscaped,Level,Street
Lighting,Rectangular Lot,Treed

Heating Type: Central,Forced Air,Natural
Gas

PROPERTY INFORMATION

Basement: Finished, Full, Suite

Levels: One



Laundry features: Lower Level

Transaction Type: For Sale

Title Land: Fee Simple

Rooms Above Grade: 5

Suite: No

Frontage Metres: 15.58M 51`1"

Living Area SF: 886.00

Structure Type: House

Restrictions: None Known

Zoning: R-C2

List Price Square Foot: \$ 524.70

Photo Count: 33

Construction Materials: Stucco

Foundation: Poured Concrete

Appliances: Dryer,Electric
Range,Microwave,Refrigerator,Washer

Subdivision Name: Highland Park

Lot Size Acres: 0.15

