

222 32 Avenue NE
Calgary, Alberta

MLS # A2212275



\$599,900

Division:	Highland Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	883 sq.ft.	Age:	1952 (73 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Separate Entrance		

Inclusions: Range hood in basement, electric range in basement, refrigerator in basement

This meticulously maintained property, located at 222 32 Ave NE in Calgary, presents an exceptional opportunity for both discerning homeowners and astute investors. Its strategic location offers unparalleled convenience with direct access to Downtown Calgary, major transportation arteries including Deerfoot Trail, Edmonton Trail, Centre Street, and Highway 1, as well as the YYC Airport . Residents will also appreciate the proximity to schools, parks, extensive bike paths, and a nearby golf course. The main floor of this residence features two well-proportioned bedrooms, updated flooring throughout, and a bright, south-facing living room that benefits from ample natural light. The main floor also includes a functional four-piece bathroom and a well-appointed kitchen featuring elegant granite countertops. The property further benefits from a basement that includes a non-conforming one-bedroom, one-bathroom suite. This suite offers potential for various uses, with the added benefit of independent temperature control from the main floor. The property includes a single detached garage and ample off-street parking, providing convenience for residents and guests. This property represents a significant opportunity to acquire a well-located and versatile asset in Calgary's desirable Highland park community. Don't let this incredible opportunity pass you by!