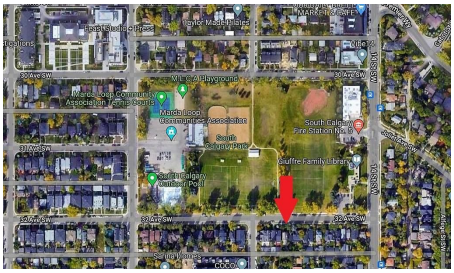
1531 32 Avenue SW

Calgary | Active | MLS® A2359847

$999,500









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**1910**	**1,965 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Century 21 Bamber Realty LTD.

A closer look

OPEN HOUSE SATURDAY NOV 28th 2-4pm • Fantastic location for this classic 2-story character home in popular South Calgary-Marda Loop • Across from South Calgary Park and surrounded by recreation amenities, parks, shopping and top schools • Large 37.5’ x 125’ lot with sunny south rear yard • A substantial addition enlarged this home to nearly 2000 ft2 above grade and extensive renovations have provided all the conveniences for today’s buyers • Wonderful main floor plan offers wood floors, beautiful windows, 9’ ceilings and a woodburning Craftsman brick fireplace in the living room • The adjacent dining room can hold a large table to host family and friends • Plenty of storage and workspace in the kitchen with a new induction stove and breakfast bar • The adjacent family room has double-height ceilings and incredible light quality • A laundry room (+walk-in pantry) and a new 2-piece powder room complete the main level • The upper level holds a total of 3 bedrooms • The primary suite has a wonderful bedroom, new 4-piece ensuite bath and private den-office • 2 children’s bedrooms and a 4-piece bath also up • The fully-developed lower level extends the living space with a large recreation-play room, 4th bedroom and 3 piece bath • Also excellent storage • Recent improvements include new roof, all new plumbing, 2 new furnaces + HWT, and new interior and exterior paint • Outdoor spaces include a large front porch overlooking the park, rear deck and a flagstone patio in the fenced and treed rear yard • Oversized single garage • Great value for a large character home in this prime location!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2359847
Bedrooms	4
Bathrooms	4
Year Built	1910
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey

Total Living Area:	1,965 sq. ft.
Main Level Finished Area:	1,071 sq. ft.
Upper Level Finished Area:	894 sq. ft.
Below Grade Finished Area:	847 sq. ft.
Acreage:	No
Lot Area:	4,682 sq. ft.
Lot Frontage:	37'6"
Front Exposure:	North
Levels:	Two
Total Rooms Above Grade:	9
Year built:	1910 (Age: 116)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	4479P
Heating:	Forced Air
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes

Flooring:	Wood
Cooling:	None
Fireplaces:	2
Fireplace Details:	Family Room, Living Room, Wood Burning, Wood Burning Stove
Garage:	Yes
Garage Spaces:	1
Parking:	Single Garage Detached
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	Main Level
City Quadrant:	Southwest
Community:	South Calgary
Appliances:	Dishwasher, Dryer, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer
Inclusions:	None
Restrictions:	Encroachment
Main Floor	Foyer · 7'4" × 6'2" ·
Main Floor	Living Room · 18'6" × 12'6" ·
Main Floor	Dining Room · 13'10" × 8'8" ·
Main Floor	Family Room · 20'2" × 13' ·
Main Floor	Laundry · 6'2" × 6' ·
Main Floor	Kitchen · 13'5" × 10' ·
Main Floor	Pantry · 9' × 3'9" ·
Upper Level	Bedroom - Primary · 15'10" × 12' ·
Upper Level	Den · 11'2" × 9'10" ·
Upper Level	Bedroom · 12'6" × 9' ·

Upper Level	Bedroom · 10' × 8'6" ·
Lower Level	Game Room · 22'8" × 11'6" ·
Lower Level	Bedroom · 12'8" × 12'4" ·
Lower Level	Storage · 8'2" × 6'3" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby
Interior Features:	Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Exterior Features:	Private Entrance, Private Yard
Patio And Porch Features:	Deck, Front Porch, Patio
Lot Features:	Back Yard, Private, Rectangular Lot, Treed
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-C2
Listed Date:	Nov 24, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1531-32-avenue-sw-calgary-a2359847/

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