1701 32 Street SW

Calgary | Active | MLS® A2330338

$1,299,990









Bedrooms	Bathrooms	Year Built	Living area
3	**1**	**1951**	**981.6 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by eXp Realty

A closer look

Prime redevelopment opportunity in sought-after Shaganappi - a rare large CORNER lot assembly in an unbeatable inner-city location. This site offers exceptional potential for builders, developers, and investors looking to capitalize on one of Calgary’s most desirable redevelopment communities. Quick access to 17th Avenue & Bow Trail provides seamless connectivity to main roads. Opportunities to secure premium corner lots in locations like this are increasingly limited. Must be purchased alongside the adjacent property.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2330338
Bedrooms	3
Bathrooms	1
Year Built	1951
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:	Bungalow
Total Living Area:	981.6 sq. ft.
Acreage:	No
Lot Area:	5,543 sq. ft.
Lot Frontage:	50'1½"
Front Exposure:	East
Levels:	One

Total Rooms Above Grade:	5
Year built:	1951 (Age: 75)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	3
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	8594GD
Heating:	Forced Air, Natural Gas
Basement:	Other
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Other
Ensuite:	No
Flooring:	Carpet, Hardwood, Linoleum, Other
Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	1
Parking:	Single Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement

City Quadrant:	Southwest
Community:	Shaganappi
Appliances:	Other
Inclusions:	As Is
Restrictions:	None Known
Main Floor	Living Room · 19'7" × 12'1" ·
Main Floor	Kitchen · 11'3" × 11' ·
Main Floor	Bedroom · 10'2" × 9'8" ·
Main Floor	Bedroom - Primary · 12'2" × 10'2" ·
Main Floor	Bedroom · 10'3" × 8' ·
Main Floor	Entrance · 13'11" × 3'5" ·
Main Floor	Entrance · 3'7" × 3'7" ·
Title to Land:	Fee Simple
Community Features:	Other, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Walking/Bike Paths
Interior Features:	See Remarks
Exterior Features:	Other
Patio And Porch Features:	None
Lot Features:	Back Lane, Back Yard, Corner Lot, Other, Rectangular Lot, See Remarks
Num. of Parcels:	0
Fencing:	Partial
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	M-C2
Listed Date:	Jul 28, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1701-32-street-sw-calgary-a2330338/

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