1703 32 Street SW

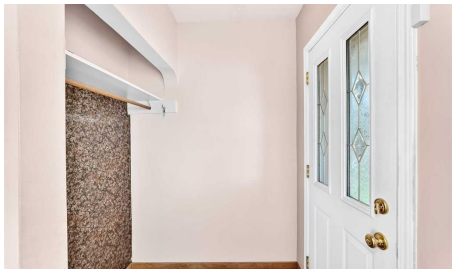
Calgary | Active | MLS® A2330355

$1,299,999









Bedrooms	Bathrooms	Year Built	Living area
4	**2**	**1951**	**951 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 land assembly with 100 feet of frontage to a corner 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 lots in locations like this are increasingly limited. Must be purchased with the land next door.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2330355
Bedrooms	4
Bathrooms	2
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:	951 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:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	3
Bedrooms Below Grade:	1
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	8594GD
Heating:	Forced Air, Other
Basement:	Full, Finished, Separate/Exterior Entry, Walk Up
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle, Metal, Other
Ensuite:	No
Flooring:	Hardwood, Tile
Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Single Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement

City Quadrant:	Southwest
Community:	Shaganappi
Appliances:	Refrigerator, Stove(s)
Inclusions:	stove, refrigerator
Restrictions:	None Known
Main Floor	Living Room · 19'8" × 11'5" ·
Main Floor	Kitchen With Eating Area · 11'3" × 11'1" ·
Main Floor	Bedroom · 10'9" × 10'5" ·
Main Floor	Bedroom - Primary · 12'9" × 10'6" ·
Main Floor	Bedroom · 10'2" × 9'4" ·
Main Floor	Entrance · 5'7" × 4'3" ·
Main Floor	Entrance · 3'3" × 3'2" ·
Basement	Kitchen · 11' × 9'2" ·
Basement	Game Room · 12'11" × 10'10" ·
Basement	Family Room · 11'7" × 10'11" ·
Basement	Bedroom · 11'11" × 10'11" ·
Title to Land:	Fee Simple
Community Features:	Other, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Walking/Bike Paths
Interior Features:	See Remarks, Separate Entrance, Storage
Exterior Features:	Other, Private Entrance, Private Yard
Patio And Porch Features:	Patio
Lot Features:	Back Lane, Back Yard
Num. of Parcels:	0
Fencing:	Fenced
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/1703-32-street-sw-calgary-a2330355/

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.