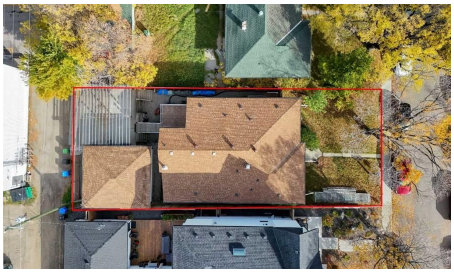
# 2807 32 Street SW

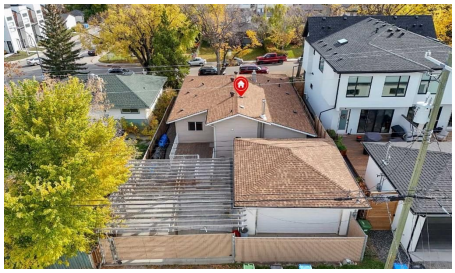
Calgary | Active | MLS® A2350440

**$895,000**





| Bedrooms | Bathrooms | Year Built | Living area |
|---|---|---|---|
| **8** | **3** | **1953** | **1,894.05 sq. ft.** |

## Your next move starts with a conversation.

**403-830-5152 | tiwana@maltiwana.ca**

Listed by eXp Realty

# A closer look

Discover a uniquely functional and remarkably well-maintained property in the heart of inner-city SW Killarney.

Successfully operated for 15 years as a private group home for developmentally delayed individuals, this turn-key residence offers a proven, fully realized layout ideal for continued care facility operations, supportive housing, or customized multi-generational living.

The main floor is bright, open and accessible, designed for simple navigation and group living, and offers four spacious bedrooms plus a dedicated main-floor office.

Accessible bathing:
One full 5-piece bathrooms, along with a separate 3-piece roll-in accessible shower designed specifically for mobility needs.

Downstairs, three additional bedrooms provide flexible living quarters or administrative space, complemented by a 3-piece bathroom dedicated to the lower level and ample storage and utility configurations throughout. Separate side entry for the basement for easy access.

What truly sets this property apart is the infrastructure already in place.

A custom rear ramp, engineered specifically for safe, comfortable client drop-offs and pick-ups, makes daily arrivals and departures easy, while an established Access Calgary route brings direct door-to-door transit service to the property daily, transporting residents to and from local day programs. Situated in a vibrant, highly walkable neighbourhood with quick access to downtown, transit corridors and local amenities, Killarney remains one of Calgary's most sought-after inner-city communities. Purpose-built properties like this are a rare find in today's market.

Book your private showing today!

# Property details

| | |
|---|---|
| **Status** | Active |
| **Prop. Type** | Residential |
| **MLS® Num** | A2350440 |
| **Bedrooms** | 8 |
| **Bathrooms** | 3 |
| **Year Built** | 1953 |
| **Property Type:** | Residential |

| | |
|---|---|
| **Property Sub Type:** | Detached |
| **Condo Type:** | Not a Condo |
| **Transaction Type:** | For Sale |
| **Suite:** | Yes |
| **Num Legal Suites:** | 1 |
| **Num Illegal Suites:** | 0 |
| **Home Style:** | Bungalow |
| **Total Living Area:** | 1,894.05 sq. ft. |
| **Acreage:** | No |
| **Lot Area:** | 5,995 sq. ft. |
| **Lot Frontage:** | 50' |
| **Front Exposure:** | East |
| **Levels:** | One |
| **Total Rooms Above Grade:** | 8 |
| **Year built:** | 1953 (Age: 73) |
| **Bedrooms:** | 8 (Above Grd: 5) |
| **Bedrooms Above Grade:** | 5 |
| **Bedrooms On Main:** | 5 |
| **Bedrooms Below Grade:** | 3 |
| **Bathrooms:** | 3.0 (Full:3, Half:0) |
| **Num Ensuite Baths:** | 0 |
| **Plan:** | 732GN |
| **Heating:** | Central, Fireplace(s) |
| **Basement:** | Full, Finished, Separate/Exterior Entry |
| **Foundation:** | Poured Concrete |
| **New Constr.:** | No |

| | |
|---|---|
| **Construction Material:** | Concrete, Vinyl Siding |
| **Structure Type:** | House |
| **Roof:** | Asphalt Shingle |
| **Ensuite:** | No |
| **Flooring:** | Laminate, Tile, Vinyl Plank |
| **Cooling:** | None |
| **Fireplaces:** | 1 |
| **Fireplace Details:** | Basement, Wood Burning |
| **Garage:** | Yes |
| **Garage Spaces:** | 2 |
| **Parking:** | Double Garage Detached |
| **Parking Places:** | 3 |
| **Parking Total/Covered:** | 3 / - |
| **Laundry Features:** | In Basement |
| **City Quadrant:** | Southwest |
| **Community:** | Killarney/Glengarry |
| **Appliances:** | Dishwasher, Dryer, Electric Range, Gas Range, Microwave, Oven, Range Hood, Refrigerator, Washer |
| **Inclusions:** | N/A |
| **Restrictions:** | None Known |
| **Main Floor** | Bedroom · 13'3" × 11'5" · |
| **Main Floor** | Bedroom · 13'3" × 9'11" · |
| **Main Floor** | Bedroom · 13'3" × 11'2" · |
| **Main Floor** | Bedroom · 13'3" × 11'1" · |
| **Main Floor** | Dining Room · 16'1" × 12'7" · |
| **Main Floor** | Living Room · 19'8" × 12'4" · |

| | |
|---|---|
| **Main Floor** | Kitchen · 11'2" × 11'2" · |
| **Main Floor** | Bedroom - Primary · 13'5" × 11'1" · |
| **Basement** | Kitchen · 13'7" × 13'2" · |
| **Basement** | Furnace/Utility Room · 18'4" × 14'3" · |
| **Basement** | Bedroom · 15'1" × 10'11" · |
| **Basement** | Dining Room · 11'11" × 11'7" · |
| **Basement** | Game Room · 25' × 13'6" · |
| **Basement** | Storage · 10'6" × 8' · |
| **Basement** | Bedroom · 13'1" × 10'6" · |
| **Basement** | Storage · 10'9" × 8'1" · |
| **Basement** | Bedroom · 11'7" × 10'11" · |
| **Title to Land:** | Fee Simple |
| **Community Features:** | Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks |
| **Interior Features:** | Separate Entrance, Sump Pump(s) |
| **Exterior Features:** | Garden |
| **Patio And Porch Features:** | Deck, Pergola |
| **Lot Features:** | Cul-De-Sac, Front Yard |
| **Accessibility Features:** | Accessible Approach with Ramp, Accessible Bedroom, Accessible Full Bath |
| **Num. of Parcels:** | 0 |
| **Fencing:** | Fenced |
| **Region:** | Calgary |
| **Zone:** | CAL Zone CC |
| **Zoning:** | DC (pre 1P2007) |
| **Listed Date:** | Oct 05, 2026 |

### Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2807-32-street-sw-calgary-a2350440/

## Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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