3046 32A Avenue SE

Calgary | Active | MLS® A2334501

$449,900









Bedrooms	Bathrooms	Year Built	Living area
3	**2**	**1971**	**1,035 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX Complete Realty

A closer look

Are you looking for a SUBSTANTIALLY RENOVATED 3-BEDROOM HOME on a FENCED PIE LOT backing ONTO GREENSPACE? Would you like LOTS OF ROOM IN THE BACKYARD for kids (or puppies) to play, and DIRECT ACCESS TO WALKING PATHS? How about CLOSE PROXIMITY TO SCHOOLS as well as VALLEYVIEW PARK? Valleyview Park is just a short walk away and offers a SUMMER SPRAY PARK, BALL DIAMONDS, BEACH VOLLEYBALL AND PLAYGROUNDS! Or take a walk to SOUTHVIEW OFF-LEASH DOG PARK (almost 50 acres of fun for your four-legged friends - and some incredible city and mountain views)! What a fantastic location with plenty to do! So many beautiful mature trees everywhere you look! Room to build a garage. Call your Realtor and book a showing for 3046 32A Ave SE. If you like the summer sunshine, you will love the front porch & patio (plus back deck), giving opportunity for sunshine virtually all day long! Step inside and PREPARE TO FEEL AT HOME! Great home with very OPEN MAIN FLOOR DESIGN. The kitchen is beautiful. Kitchen sink has a window directly in front. Cabinets and appliances look amazing! Nice new eating bar connects the kitchen to the living room. Front and back windows make the home bright. How about a living room overlooking the large backyard, and into the greenspace behind this property? Half bath on the main level is perfect for guests! Head upstairs at the end of the day to three bedrooms and a full bathroom, perfect for the young and growing family. The primary bedroom is a great size. The upstairs bathroom has been beautifully refreshed! Basement has large rec room for a TV room or hobby room or play space. RECENT IMPROVEMENTS INCLUDE: New front RETAINING WALL & PATIO! New front door. New 2-PIECE GUEST BATHROOM on the main level. RENOVATED 4-PIECE BATHROOM upstairs. Many UPDATED WINDOWS. UPDATED crisp white KITCHEN CABINETS and COUNTERS and BACKSPLASH, nicely complemented by STAINLESS STEEL APPLIANCES. Updated INTERIOR DOORS. Updated FLOORING. LANDSCAPE work including a new side walkway, relocated and a relocated back deck. Recently replaced ROOF SHINGLES! The INTERIOR and EXTERIOR were FRESHLY PAINTED very recently! You will love the look of VINYL PLANK flooring. Book your showing today.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2334501
Bedrooms	3
Bathrooms	2
Year Built	1971
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Not a Condo
Transaction Type:	For Sale

Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey, Attached-Side by Side
Total Living Area:	1,035 sq. ft.
Main Level Finished Area:	452 sq. ft.
Upper Level Finished Area:	583 sq. ft.
Lot Area:	4,704 sq. ft.
Lot Frontage:	28'7"
Front Exposure:	Southwest
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall, End Unit
Total Rooms Above Grade:	6
Year built:	1971 (Age: 55)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:1, Half:1)
Num Ensuite Baths:	0
Plan:	7748JK
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No

Construction Material:	Stucco, Wood Frame
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Vinyl Plank
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Off Street
Parking Places:	3
Parking Total/Covered:	3 / -
Laundry Features:	In Unit
City Quadrant:	Southeast
Community:	Dover
Appliances:	Dryer, Refrigerator, Stove(s), Washer, Window Coverings
Inclusions:	Storage Shed
Restrictions:	Airspace Restriction, Utility Right Of Way
Main Floor	Dining Room · 7'2" × 5'4" ·
Main Floor	Kitchen · 10' × 9'1" ·
Main Floor	Living Room · 16'1" × 15'4" ·
Upper Level	Bedroom · 11'3" × 7'7" ·
Upper Level	Bedroom · 11'11" × 9'10" ·
Upper Level	Bedroom - Primary · 15'10" × 10' ·
Lower Level	Laundry · 15'7" × 5'10" ·
Lower Level	Game Room · 18' × 15'3" ·
Lower Level	Furnace/Utility Room · 10'11" × 6'5" ·

Title to Land:	Fee Simple
Community Features:	Playground, Schools Nearby
Interior Features:	Open Floorplan
Exterior Features:	Private Yard, Storage
Patio And Porch Features:	Deck, Front Porch
Lot Features:	Backs on to Park/Green Space, Pie Shaped Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone E
Zoning:	R-C2
Listed Date:	Aug 07, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/3046-32a-avenue-se-calgary-a2334501/

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