3221 32A Avenue SE

Calgary | Active | MLS® A2337037

$475,000









Bedrooms	Bathrooms	Year Built	Living area
5	**2**	**1970**	**914.2 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by 2% Realty

A closer look

Perfect for first time home buyers or investors! A fully renovated bungalow with a LEGAL SUITE , located in the highly desirable and well-established community of Dover. Fantastic location, on a walking path across from the elementary school. Separate side entrance leads to the main floor with spacious living room with an oversized window bringing in loads of natural light. The fully renovated kitchen/ dining room is finished with Marble Koron counter tops and stainless steel LG appliances . Down the hall you will find a renovated 4pc bathroom and 3 bedrooms. An additional side entrance leads downstairs where you will find a shared laundry room and legal suite with large living room, a 4pc bathroom, 2 bedrooms and a modern and spacious kitchen. Suite has a private sidewalk that leads to the tenant’s private parking space. Pride of ownership is very apparent in this home. NEW DOORS, NEW ELECTRICAL PANEL, EGRESS WINDOWS, NEW HIGH EFFICIENCY FURNACE , HOT WATER TANK AND VINYL PLANK THROUGHOUT! R-value has been upgraded in the attic with blown in insulation. Resilient channel was installed to reduce noise transfer from main level to legal suite. Landscaping and new fencing, plumbing and ductwork have been redone. Steps away from a playground and convenient access to schools, parks, shopping centers, and public transportation. Don’t miss this opportunity and call for your viewing today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2337037
Bedrooms	5
Bathrooms	2
Year Built	1970
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:	914.2 sq. ft.

Main Level Finished Area:	914.2 sq. ft.
Acreage:	No
Lot Area:	4,617 sq. ft.
Lot Frontage:	41'11½"
Front Exposure:	South
Levels:	One
Total Rooms Above Grade:	6
Year built:	1970 (Age: 56)
Bedrooms:	5 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	3
Bedrooms Below Grade:	2
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	6716JK
Heating:	Forced Air
Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stucco
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Vinyl Plank
Cooling:	None
Fireplaces:	0

Garage:	No
Parking:	Stall
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Common Area, In Basement
City Quadrant:	Southeast
Community:	Dover
Appliances:	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Inclusions:	NA
Restrictions:	None Known
Main Floor	Living Room · 15'2" × 12'5" ·
Main Floor	Kitchen · 10'6" × 9'6" ·
Main Floor	Dining Room · 10'6" × 6'10" ·
Main Floor	Bedroom - Primary · 11'6" × 9'3" ·
Main Floor	Bedroom · 9' × 9' ·
Main Floor	Bedroom · 9' × 9' ·
Main Floor	Entrance · 5'9" × 3'5" ·
Main Floor	Entrance · 3'6" × 3'2" ·
Basement	Laundry · 11'3" × 9' ·
Basement	Kitchen · 10'6" × 7'7" ·
Basement	Bedroom · 10'7" × 9' ·
Basement	Bedroom · 10'7" × 9'6" ·
Basement	Family Room · 18'3" × 10'6" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby
Interior Features:	Granite Counters, No Animal Home, Separate Entrance, Storage

Exterior Features:	Private Entrance, Private Yard
Patio And Porch Features:	None
Lot Features:	Back Lane, Landscaped, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone E
Zoning:	R-CG
Listed Date:	Aug 13, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/3221-32a-avenue-se-calgary-a2337037/

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Data was last updated November 23, 2026 at 10:05 AM (UTC)

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