933 32 Avenue NW

Calgary | Active | MLS® A2353208

$998,800









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**1912**	**1,150 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Sotheby's International Realty Canada

A closer look

DP-APPROVED DEVELOPMENT OPPORTUNITY IN CAMBRIAN HEIGHTS. Development Permit DP2025-07234 was approved by the City of Calgary on July 22, 2026, and the appeal period has closed. The approved design is a 4-unit townhouse building with a future legal secondary suite in each unit (8 homes in total, subject to approval and permitting by the City of Calgary), plus a 4-car common garage off the lane. Per the approved plans, each townhome is approx. 1,453 to 1,473 sq ft above grade over two storeys, each with an approx. 580 sq ft lower-level suite, for approx. 8,153 sq ft of total developed area (5,832 sq ft above grade). The plans include solar-ready units and EV-ready garage stalls. The site is approx. 627 m2 (19.81 m x 31.73 m) of R-CG land with rear lane access, a short walk to Confederation Park. Skip months of design and approvals and start with a complete DP design package. The existing home on site is sold as-is, where-is. Details on the City's prior-to-release conditions, off-site levies, building permit and timelines are available from the listing agents. DP drawings and conditions of approval available to qualified buyers.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2353208
Bedrooms	1
Bathrooms	1
Year Built	1912
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:	1,150 sq. ft.
Main Level Finished Area:	1,150 sq. ft.

Acreage:	No
Lot Area:	6,749 sq. ft.
Lot Frontage:	65'
Lot Details:	19.81 m x 31.73 m
Front Exposure:	North
Levels:	One
Total Rooms Above Grade:	1
Year built:	1912 (Age: 114)
Bedrooms:	1 (Above Grd: 1)
Bedrooms Above Grade:	1
Bedrooms On Main:	1
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	6060AJ
Heating:	See Remarks
Basement:	Other
Foundation:	See Remarks
New Constr.:	No
Construction Material:	See Remarks
Structure Type:	House
Roof:	See Remarks
Ensuite:	No
Flooring:	See Remarks
Cooling:	Other
Fireplaces:	0

Garage:	No
Parking:	Attached Carport
Parking Covered:	1
Parking Places:	1
Parking Total/Covered:	1 / 1
Laundry Features:	See Remarks
City Quadrant:	Northwest
Community:	Cambrian Heights
Appliances:	None
Inclusions:	None - sold as-is, where-is
Restrictions:	None Known
Main Floor	Bedroom · 9'10" × 9'10" ·
Title to Land:	Fee Simple
Community Features:	Park
Interior Features:	See Remarks
Exterior Features:	Other
Patio And Porch Features:	See Remarks
Lot Features:	Back Lane, City Lot, Rectangular Lot
Num. of Parcels:	0
Fencing:	Partial
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-CG
Listed Date:	Oct 18, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/933-32-avenue-nw-calgary-a2353208/

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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.