

# \$629,000 - 324 32 Avenue Ne, Calgary

MLS® #A2205727

## \$629,000

3 Bedroom, 2.00 Bathroom, 890 sqft  
Residential on 0.13 Acres

Highland Park, Calgary, Alberta

This 50 ft R-CG lot in Highland Park offers a raised bungalow with a LEGAL suite in the basement and detached single garage, providing three stable rental incomes.

Main Suite: Living room, kitchen, dining area, laundry room, 2 bedrooms, and a full bath.

Basement Suite: Separate entrance, laundry, living room, kitchen with dining area, 1 bedroom, and full bath.

Additional Features: Back lane access with double parking stalls in the backyard; Numerous upgrades throughout; Detached garage for extra rental income.

Highland Park blends modern builds and well-preserved homes, offering easy access to parks, schools, shopping, and transit. Quick routes to downtown, Centre Street, and Deerfoot Trail.

Nearby schools include James Fowler High and SAIT, with golf courses, Confederation Park, Nose Hill Park, the Bow River, Telus Spark Science Centre, and Calgary Zoo all within 15 minutes.

A fantastic opportunity for both families and investors!

Built in 1949

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | A2205727  |
| Price    | \$629,000 |
| Bedrooms | 3         |



|                |             |
|----------------|-------------|
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 890         |
| Acres          | 0.13        |
| Year Built     | 1949        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 324 32 Avenue Ne |
| Subdivision | Highland Park    |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2E 2G9          |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 1                      |
| Parking        | Single Garage Detached |
| # of Garages   | 1                      |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | See Remarks   |
| Appliances        | Dishwasher, Dryer, Electric Range, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Wood Burning  |
| Has Basement      | Yes   |
| Basement          | Exterior Entry, Finished, Full, Suite   |

### **Exterior**

|                   |                             |
|-------------------|-----------------------------|
| Exterior Features | None                        |
| Lot Description   | Back Lane, Back Yard, Treed |
| Roof              | Asphalt Shingle             |

Construction Stucco, Vinyl Siding  
Foundation Poured Concrete

### **Additional Information**

Date Listed March 26th, 2025  
Days on Market 8  
Zoning R-CG

### **Listing Details**

Listing Office First Place Realty



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