

# \$474,900 - 2, 1922 32 Street Sw, Calgary

MLS® #A2215425

**\$474,900**

3 Bedroom, 4.00 Bathroom, 1,189 sqft

Residential on 0.00 Acres

Killarney/Glengarry, Calgary, Alberta

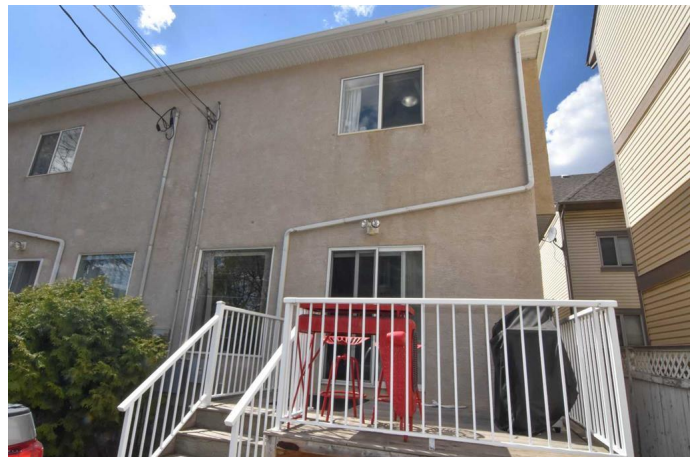
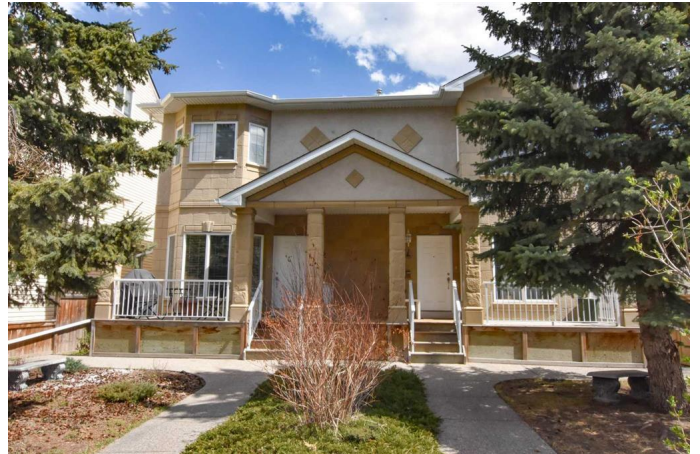
Welcome to this excellent inner city 4-plex, located in the desired community of Killarney / Glengarry. Just 2 blocks from LRT and a short walk to restaurants, rec facilities and shopping.

Features of this beautiful unit include, large bright living room with gas fireplace and sliding doors to rear deck. Large kitchen with lots of counter space, stainless appliances and generous sized eating area. Hardwood floors thru out the main level and a 2 pc. bathroom. Upstairs offers 2 bedrooms, both with walk in closets and 4 pc. ensuites. The lower level has small living area, large bedroom with walk in closet, 4 pc. bathroom and utility area with laundry. Upper and lower levels both offer carpet flooring. This unit is in move in condition. This unit comes with 1 assigned parking stall, which is directly behind the rear deck. #2 1922 32 Street SW.

Built in 2004

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2215425  |
| Price          | \$474,900 |
| Bedrooms       | 3         |
| Bathrooms      | 4.00      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,189     |
| Acres          | 0.00      |



|            |               |
|------------|---------------|
| Year Built | 2004          |
| Type       | Residential   |
| Sub-Type   | Row/Townhouse |
| Style      | 2 Storey      |
| Status     | Active        |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 2, 1922 32 Street Sw |
| Subdivision | Killarney/Glengarry  |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3E 2R1              |

### Amenities

|                |            |
|----------------|------------|
| Amenities      | None       |
| Parking Spaces | 2          |
| Parking        | Off Street |

### Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, No Smoking Home, Open Floorplan, Walk-In Closet(s)                             |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                       |
| Cooling           | None                                                                                          |
| Fireplace         | Yes                                                                                           |
| # of Fireplaces   | 1                                                                                             |
| Fireplaces        | Gas                                                                                           |
| Has Basement      | Yes                                                                                           |
| Basement          | Finished, Full                                                                                |

### Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | None                      |
| Lot Description   | Back Lane                 |
| Roof              | Asphalt Shingle           |
| Construction      | Stone, Stucco, Wood Frame |
| Foundation        | Poured Concrete           |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 4th, 2025 |
| Days on Market | 7             |
| Zoning         | M-C1          |

### **Listing Details**

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

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