

# \$525,000 - 3474 32a Avenue Se, Calgary

MLS® #A2220443

**\$525,000**

5 Bedroom, 2.00 Bathroom, 932 sqft

Residential on 0.11 Acres

Dover, Calgary, Alberta

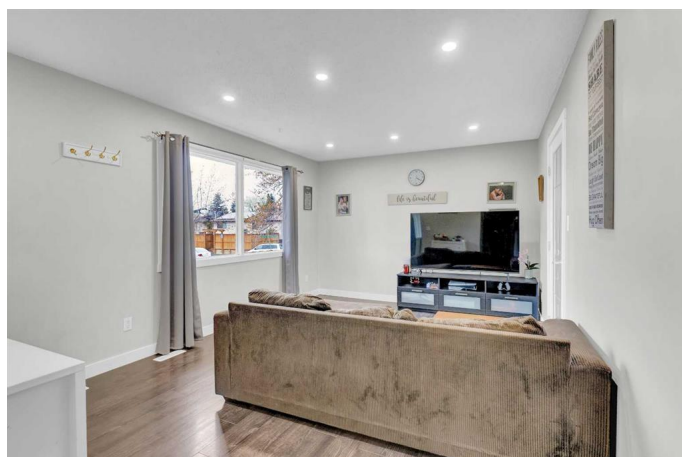
Fantastic Investment Opportunity! Located just steps from schools, parks, restaurants, and public transit, this well-maintained property offers exceptional convenience and value.

Since 2020, the current owners have made significant upgrades, including a fully legalized and renovated basement suite, updated basement windows, and modern appliances and furnace. The main floor is currently rented at \$1,450/month plus 60% of utilities. The tenants are in place until June 30 and are open to staying or relocating to the basement. The oversized heated detached garage is also rented separately for \$300/month. Whether you're a first-time investor or looking to expand your portfolio, this property is a turn-key opportunity in an unbeatable location.

Built in 1971

## Essential Information

MLS® #	A2220443
Price	\$525,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	932
Acres	0.11
Year Built	1971
Type	Residential
Sub-Type	Detached



Style	Bungalow
Status	Active

## Community Information

Address	3474 32a Avenue Se
Subdivision	Dover
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B 0J7

## Amenities

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	Quartz Counters, Separate Entrance
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

## Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 14th, 2025
Days on Market	9
Zoning	R-CG

## Listing Details

Listing Office	CIR Realty
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