

1027 32 Avenue NW  
Calgary, Alberta

MLS # A2174249



**\$799,900**

<b>Division:</b>	Cambrian Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey Split		
<b>Size:</b>	2,109 sq.ft.	<b>Age:</b>	1932 (92 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard, Lawn, Garden, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Block, Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Central Vacuum, No Smoking Home, Skylight(s)		

**Inclusions:** Speaker, Greenhouse, compost bin, all attached shelving and wall units

With a spectacular LOCATION, OVER-SIZED FLAT LOT (66 x 104), and tremendous POTENTIAL, this could be the opportunity you have been waiting for! This original owner home faces a huge green space/off-leash dog park/Queen's Park and offers expansive views. Whether you want to build your dream home or tackle the immense re-development possibilities you can make it happen on this beautiful spot. The current home is comprised of the original homestead and an addition of a large attached garage with a workshop and 2nd level. This creates a large home with 5 bedrooms on the upper level, spacious main level and basement under the original home. The primary bedroom has a convenient 3 piece ensuite. The front living room gives great views of the greenspace across the street and the large eat-in kitchen is a lovely gathering space for the family and has access to the huge backyard with tiered deck and garden. The sun soaked south facing yard and back lane just add to the value of this home. Come take a look and let your creativity take hold with all that might be possible!