

3431 32A Avenue SE  
Calgary, Alberta

MLS # A2178982



**\$539,990**

<b>Division:</b>	Dover		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,055 sq.ft.	<b>Age:</b>	1970 (54 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Off Street		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees		

**Heating:** Forced Air

**Floors:** Laminate, Tile

**Roof:** Asphalt Shingle

**Basement:** Separate/Exterior Entry, Finished, Full

**Exterior:** Concrete, Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Quartz Counters, Separate Entrance

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** RCG

**Utilities:** -

**Inclusions:** NONE

This beautifully renovated 5-bedroom, 2-bathroom detached home in Calgary offers not only modern comforts but also an excellent opportunity for generating positive cash flow. Featuring a double detached garage and a 2-bedroom illegal basement suite, this property is perfect for families or investors. The main suite includes 3 bedrooms and 1 bath, while the illegal basement suite has 2 bedrooms and 1 bath, providing flexibility for living arrangements or rental potential. You can choose to rent out both suites or live in the spacious, upgraded main suite while renting out the illegal basement suite for additional income. The home boasts brand new flooring throughout, an upgraded kitchen with modern finishes and pot lights, and fully renovated bathrooms on both levels. The illegal basement suite includes a brand-new kitchen and bathroom, making it move-in ready for tenants. With a total of 1,968 square feet of livable space, this home offers ample storage throughout, including a shed, garage, basement storage room, and utility/mechanical room. Additional upgrades include a newer roof, siding, gutters, furnace, and hot water tank, with the attic insulation topped up to help reduce heating costs. The backyard is a peaceful retreat, with a deck that backs onto green space and trees—perfect for relaxing in privacy, free from traffic noise. Conveniently located, the house is near many parks, playgrounds, schools, daycares, transit, hospitals, retail shops, shopping centers, restaurants, scenic viewpoints, and coffee shops. Plus, it's just a quick 12-minute drive to downtown Calgary, offering the perfect balance of suburban tranquility and city accessibility. Whether you're looking for a home or a smart investment, this property offers both comfort and financial potential.