

# \$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 13  
Zoning R-CG

### Listing Details

Listing Office First Place Realty



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