

# \$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
Zoning	M-C1

## **Listing Details**

Listing Office	RE/MAX Real Estate (Mountain View)
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