

\$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

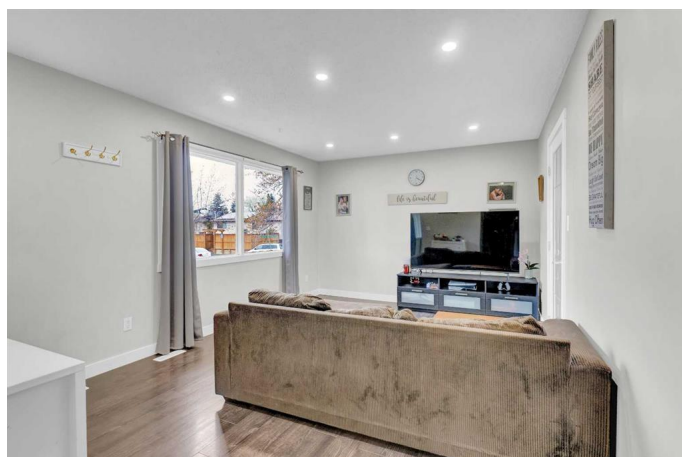
Fantastic Investment Opportunity! Located just steps from schools, parks, restaurants, and public transit, this well-maintained property offers exceptional convenience and value.

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	11
Zoning	R-CG

Listing Details

Listing Office	CIR Realty
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