

\$825,000 - 1015 32 Avenue Nw, Calgary

MLS® #A2256228

\$825,000

5 Bedroom, 2.00 Bathroom, 1,050 sqft
Residential on 0.17 Acres

Cambrian Heights, Calgary, Alberta

DEVELOPER ALERT! Extremely Rare Inner City Lot with an authentic Mid Century Modern Home, facing a large green park in close in Cambrian Heights. Live the vintage life in this well loved 2 owner home or develop it into your dream home. The lot is 70 feet wide by 104 feet deep. East morning Sun in the front and a west exposed rear yard flood the property with natural light. This property is located one one of those special streets, whisper quiet and across from a quiet off leash dog park. 3 bedrooms on the main floor with spacious rec room, laundry, and 2 dens in the basement. 2 Full baths! Detached 23x20 Garage. Potential abounds.

Built in 1958

Essential Information

MLS® #	A2256228
Price	\$825,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,050
Acres	0.17
Year Built	1958
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active



Community Information

Address	1015 32 Avenue Nw
Subdivision	Cambrian Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 0B2

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	No Smoking Home
Appliances	Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Playground, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Lawn, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Aluminum Siding, Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	September 14th, 2025
Days on Market	26
Zoning	R-CG

Listing Details

Listing Office	Bow Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services

provided by real estate professionals who are members of CREA. Used under license.