

# \$548,000 - 2409 32 Street Sw, Calgary

MLS® #A2265619

**\$548,000**

4 Bedroom, 2.00 Bathroom, 982 sqft  
Single Family on 0.07 Acres

Killarney/Glengarry, Calgary, Alberta

Exceptional investment opportunity in one of Calgary's most desirable inner-city communities. This fully legally suited half duplex offers strong, reliable income with long-term tenants who wish to stay. Buy this side alone or purchase the adjoining duplex for a full side-by-side investment—both featuring legal basement suites, double detached garages, separate laundry, and bright, spacious layouts with large windows. Each sits on a 25' lot and provides stable revenue in a high-demand rental area. Located steps from transit, schools, and amenities, this is a turnkey investment offering solid returns and long-term appreciation potential in sought-after Killarney. (id:6289)

Built in 1978

## Essential Information

|                |               |
|----------------|---------------|
| Listing #      | A2265619      |
| Price          | \$548,000     |
| Bedrooms       | 4             |
| Bathrooms      | 2.00          |
| Square Footage | 982           |
| Acres          | 0.07          |
| Year Built     | 1978          |
| Type           | Single Family |
| Sub-Type       | Freehold      |
| Style          | Bi-level      |

## Community Information



|             |                     |
|-------------|---------------------|
| Address     | 2409 32 Street Sw   |
| Subdivision | Killarney/Glengarry |
| City        | Calgary             |
| Province    | Alberta             |
| Postal Code | T3E2R6              |

### Amenities

|                |                           |
|----------------|---------------------------|
| Amenities      | Park, Playground, Schools |
| Features       | Back lane                 |
| Parking Spaces | 2                         |
| Parking        | Detached Garage           |
| # of Garages   | 2                         |

### Interior

|                 |                                                           |
|-----------------|-----------------------------------------------------------|
| Appliances      | Refrigerator, Dishwasher, Stove, Hood Fan, Washer & Dryer |
| Heating         | Forced air                                                |
| Cooling         | None                                                      |
| Fireplace       | Yes                                                       |
| # of Fireplaces | 1                                                         |
| Has Basement    | Yes                                                       |
| Basement        | Suite                                                     |

### Exterior

|              |                 |
|--------------|-----------------|
| Exterior     | Brick, Metal    |
| Construction | Wood frame      |
| Foundation   | Poured Concrete |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|



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