

# \$548,000 - 2411 32 Street Sw, Calgary

MLS® #A2265621

**\$548,000**

4 Bedroom, 2.00 Bathroom, 982 sqft

Residential on 0.07 Acres

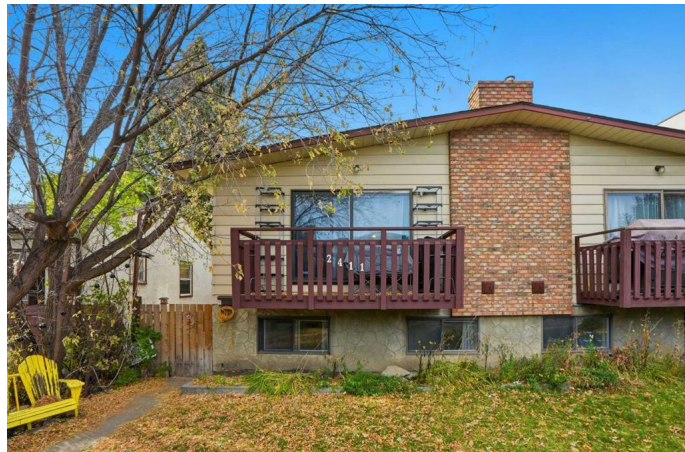
Killarney/Glengarry, Calgary, Alberta

Here's your chance to own a legally suited half duplex in one of Calgary's most coveted inner-city neighborhoods! Perfect for buyers looking to live up and rent down, or for those seeking an adaptable property with income potential. This home has been updated with new laminated floor, freshly painted and new Washer, Dryer, Fridge and Stove, also a new toilet was install. You can buy this side on its own or purchase the other half for a full duplex investment. Both feature legal basement suites, double detached garages, separate laundry for each unit, and large bright windows throughout. Each home sits on a 25' lot and currently enjoys stable, long-term tenants who'd love to stay. Nestled in the heart of Killarney, close to parks, schools, shopping, and transit, this is a rare opportunity to secure a modern, income-producing property in a premium location.

Built in 1978

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2265621  |
| Price          | \$548,000 |
| Bedrooms       | 4         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 982       |
| Acres          | 0.07      |



|            |                        |
|------------|------------------------|
| Year Built | 1978                   |
| Type       | Residential            |
| Sub-Type   | Semi Detached          |
| Style      | Side by Side, Bi-Level |
| Status     | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 2411 32 Street Sw   |
| Subdivision | Killarney/Glengarry |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3E 2R6             |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Interior Features | Laminate Counters, Master Downstairs, Separate Entrance, Storage |
| Appliances        | Electric Stove, Range Hood, Refrigerator, Washer/Dryer           |
| Heating           | Forced Air                                                       |
| Cooling           | None                                                             |
| Fireplace         | Yes                                                              |
| # of Fireplaces   | 1                                                                |
| Fireplaces        | Wood Burning                                                     |
| Has Basement      | Yes                                                              |
| Basement          | Full, Suite                                                      |

### Exterior

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Exterior Features | Balcony                                                                             |
| Lot Description   | Back Lane, Back Yard, City Lot, Cleared, Front Yard, Garden, Level, Rectangular Lot |
| Roof              | Asphalt Shingle                                                                     |
| Construction      | Brick, Metal Siding, Wood Frame                                                     |
| Foundation        | Poured Concrete                                                                     |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 20th, 2025 |
| Days on Market | 1                  |
| Zoning         | R-CG               |

**Listing Details**

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

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