

# \$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 | 23                   |
| Zoning         | R-CG                 |

## Listing Details

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

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