

# \$599,900 - 222 32 Avenue Ne, Calgary

MLS® #A2212275

**\$599,900**

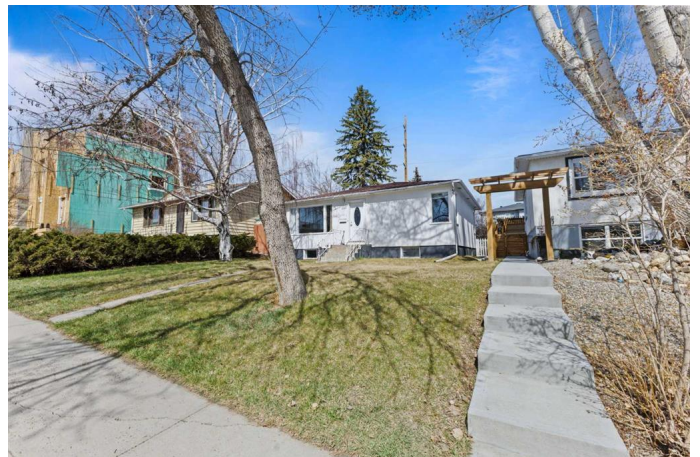
3 Bedroom, 2.00 Bathroom, 883 sqft

Residential on 0.11 Acres

Highland Park, Calgary, Alberta

This meticulously maintained property, located at 222 32 Ave NE in Calgary, presents an exceptional opportunity for both discerning homeowners and astute investors. Its strategic location offers unparalleled convenience with direct access to Downtown Calgary, major transportation arteries including Deerfoot Trail, Edmonton Trail, Centre Street, and Highway 1, as well as the YYC Airport . Residents will also appreciate the proximity to schools, parks, extensive bike paths, and a nearby golf course. The main floor of this residence features two well-proportioned bedrooms, updated flooring throughout, and a bright, south-facing living room that benefits from ample natural light. The main floor also includes a functional four-piece bathroom and a well-appointed kitchen featuring elegant granite counter tops. Basement includes one-bedroom, one-bathroom and living room. This separate entrance basement offers potential for various uses, with the added benefit of independent temperature control from the main floor. The property includes a single detached garage and ample off-street parking, providing convenience for residents and guests. This property represents a significant opportunity to acquire a well-located and versatile asset in Calgary's desirable Highland park community. Don't let this incredible opportunity pass you by!

Built in 1952



## Essential Information

MLS® #	A2212275
Price	\$599,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	883
Acres	0.11
Year Built	1952
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	222 32 Avenue Ne
Subdivision	Highland Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 2G7

## Amenities

Parking Spaces	3
Parking	Single Garage Detached
# of Garages	1

## Interior

Interior Features	Separate Entrance
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Washer/Dryer Stacked
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Exterior Entry, Suite

## Exterior

Exterior Features	None
Lot Description	Rectangular Lot
Roof	Asphalt Shingle

Construction	Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	April 15th, 2025
Days on Market	13
Zoning	R-CG

**Listing Details**

Listing Office	Grand Realty
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