

# \$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          | Exterior Entry, Finished, Full, 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 | 6                |
| Zoning         | R-CG             |

**Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | Grand Realty |
|----------------|--------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.