

**1519 32 Avenue SW**  
**Calgary, Alberta**

**MLS # A2151928**



**\$1,250,000**

<b>Division:</b>	South Calgary		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,602 sq.ft.	<b>Age:</b>	1930 (94 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Oversized, Single Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	R-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	French Door, Kitchen Island, Laminate Counters, Storage		

**Inclusions:** NA

This charming and meticulously maintained character home is nestled on a 50' x 125' RC2 lot, featuring a sunny south-facing backyard. Offering both comfortable living and the potential for redevelopment to suit your needs, it is situated directly across from a picturesque greenspace and park. Enjoy easy access to soccer fields, the South Calgary Community Centre, beach volleyball courts, a swimming pool, and the Calgary Public Library. From the front window, savor the scenic view of the pristine green space. The home preserves its original wood trim, floors, baseboards, elegant doors, windows, and accents, reflecting its timeless charm and the meticulous care it has received. The kitchen includes a spacious island, numerous cabinets and large drawers, a bow window, and direct access to the backyard. A built-in desk adds convenience, while additional cabinetry on the pantry wall ensures ample storage space. Upstairs, the primary bedroom is generously sized with a substantial closet. Two more spacious bedrooms feature dormer windows, adding coziness and character. The four-piece bathroom has a window for natural light and boasts white fixtures and finishes, maintaining the home's classic appeal. The partially finished basement houses the laundry and a cold room, along with an undeveloped crawlspace. The property is completed by an oversized single garage with a finished and heated space, featuring a gas fireplace—ideal for use as a library, studio, or workshop. The community of South Calgary offers a prime inner-city location with easy access to Crowchild and Glenmore Trails, shopping, dining, and entertainment in Marda Loop, and a quick commute to the downtown core.