

\$548,000 - 2409 32 Street Sw, Calgary

MLS® #A2265619

\$548,000

4 Bedroom, 2.00 Bathroom, 982 sqft

Residential on 0.07 Acres

Killarney/Glengarry, Calgary, Alberta

Exceptional investment opportunity in one of Calgary's most desirable inner-city communities. This fully legally suited half duplex offers strong, reliable income with long-term tenants who wish to stay. Buy this side alone or purchase the adjoining duplex for a full side-by-side investment—both featuring legal basement suites, double detached garages, separate laundry, and bright, spacious layouts with large windows. Each sits on a 25' lot and provides stable revenue in a high-demand rental area. Located steps from transit, schools, and amenities, this is a turnkey investment offering solid returns and long-term appreciation potential in sought-after Killarney.

Built in 1978

Essential Information

MLS® #	A2265619
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
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Community Information

Address	2409 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	Ceiling Fan(s), Storage, Laminate Counters, Separate Entrance
Appliances	Dishwasher, Range Hood, Refrigerator, Washer/Dryer, Electric Stove
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

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

Additional Information

Date Listed	October 20th, 2025
Zoning	R-CG

Listing Details

Listing Office	CIR Realty
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