

\$548,000 - 2411 32 Street Sw, Calgary

MLS® #A2265621

\$548,000

4 Bedroom, 2.00 Bathroom, 982 sqft
Residential on 0.07 Acres

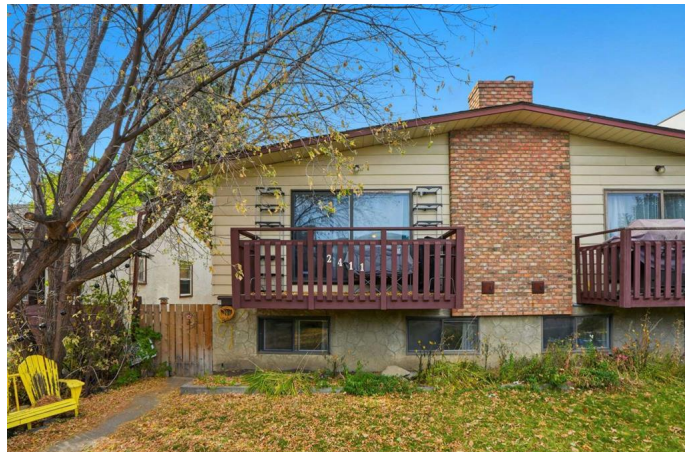
Killarney/Glengarry, Calgary, Alberta

Here's your chance to own a legally suited half duplex in one of Calgary's most coveted inner-city neighborhoods! Perfect for buyers looking to live up and rent down, or for those seeking an adaptable property with income potential. This home has been updated with new laminated floor, freshly painted and new Washer, Dryer, Fridge and Stove, also a new toilet was install. You can buy this side on its own or purchase the other half for a full duplex investment. Both feature legal basement suites, double detached garages, separate laundry for each unit, and large bright windows throughout. Each home sits on a 25' lot and currently enjoys stable, long-term tenants who'd love to stay. Nestled in the heart of Killarney, close to parks, schools, shopping, and transit, this is a rare opportunity to secure a modern, income-producing property in a premium location.

Built in 1978

Essential Information

MLS® #	A2265621
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

Community Information

Address	2411 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	Laminate Counters, Separate Entrance, Storage, Master Downstairs
Appliances	Electric Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full, Suite

Exterior

Exterior Features	Balcony
Lot Description	Back Lane, Back Yard, City Lot, Cleared, Front Yard, Level, Rectangular Lot, Garden
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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