

\$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

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
Days on Market 1
Zoning R-CG

Listing Details

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