

1717 32 Avenue SW  
Calgary, Alberta

MLS # A2276557



# \$575,000

<b>Division:</b>	South Calgary		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	823 sq.ft.	<b>Age:</b>	1910 (116 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Close to Clubhouse, Dog Run Fenced In, Few Trees,		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Crown Molding, High Ceilings, Skylight(s)		

**Inclusions:** Hot Tub (as-is)

LOCATED IN MARDAL LOOP — RARE DETACHED CHARACTER HOME FOR UNDER \$600K! This is your opportunity to own a detached early-1900s CENTURY HOME in the heart of Marda Loop—an increasingly rare find under \$600,000, a block away from a neighbourhood park. This home sits on a 25' x 125' R-C2 lot in one of Calgary's most desirable neighbourhoods which makes it an excellent opportunity for redevelopment potential. Heading inside, a fully enclosed front porch greets you - bright, welcoming, and perfect as a sunroom or mudroom through Calgary's changing seasons. Inside, the home features original hardwood floors, and a preserved fireplace that anchors the cozy living space. Skylights over the living area bring in natural light and enhance the home's unique charm. The main floor layout is functional and thoughtfully arranged, offering two bedrooms, a full bathroom, and a sunny south-facing den/office—ideal for working from home or a quiet reading nook. The kitchen is bright and practical, with ample cabinetry, a gas stove and an adjoining breakfast nook, plus convenient access to the backyard. Take the party outside onto the large back deck, & private fully fenced-in yard complete with mature trees, perfect for those summer BBQs & dog-lovers! Downstairs, the full unfinished basement provides excellent storage today and clear future potential, whether you plan to renovate, expand, or hold as a long-term investment. The cherry on top is a detached double garage with lane access—a highly valuable feature in this location & no condo or HOA fees to go along with it. Just down the street is the Marda Loop Community Association which is home to the South Calgary Outdoor Pool, community garden, tennis courts, playground, Fire Station, pump track & a Calgary Public

Library. Plus, enjoy true walkability to Marda Loop's most popular cafes, restaurants, and shops—including Phil & Sebastian, Analog Coffee, Blush Lane Market, and Village Ice Cream—along with nearby parks, schools, quick access to 17th Ave, and an easy commute downtown. Jumping in the car: Downtown is a 12 min drive (5.6KM), Airport is a 25 min drive (19.3KM), & Banff is a 1hr 27 min drive (132KM).