

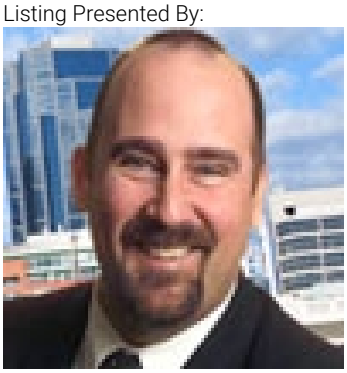
2807 32 Street Calgary Alberta

$895,000

Discover a uniquely functional and remarkably well-maintained property in the heart of inner-city SW Killarney.Successfully operated for 15 years as a private group home for developmentally delayed individuals, this turn-key residence offers a proven, fully realized layout ideal for continued care facility operations, supportive housing, or customized multi-generational living.The main floor is bright, open and accessible, designed for simple navigation and group living, and offers four spacious bedrooms plus a dedicated main-floor office.Accessible bathing:One full 5-piece bathrooms, along with a separate 3-piece roll-in accessible shower designed specifically for mobility needs.Downstairs, three additional bedrooms provide flexible living quarters or administrative space, complemented by a 3-piece bathroom dedicated to the lower level and ample storage and utility configurations throughout. Separate side entry for the basement for easy access.What truly sets this property apart is the infrastructure already in place.A custom rear ramp, engineered specifically for safe, comfortable client drop-offs and pick-ups, makes daily arrivals and departures easy, while an established Access Calgary route brings direct door-to-door transit service to the property daily, transporting residents to and from local day programs. Situated in a vibrant, highly walkable neighbourhood with quick access to downtown, transit corridors and local amenities, Killarney remains one of Calgary's most sought-after inner-city communities. Purpose-built properties like this are a rare find in today's market.Book your private showing today! (id:6769)

Kitchen 13.58 Ft x 13.17 Ft
3pc Bathroom 7.17 Ft x 13.33 Ft
Furnace 14.25 Ft x 18.33 Ft
Bedroom 10.92 Ft x 15.08 Ft
Dining room 11.58 Ft x 11.92 Ft
Recreational, Games room 13.50 Ft x 25.00 Ft
Storage 8.00 Ft x 10.50 Ft
Bedroom 13.08 Ft x 10.50 Ft
Bedroom 11.42 Ft x 13.25 Ft
Bedroom 9.92 Ft x 13.25 Ft
5pc Bathroom 9.58 Ft x 13.25 Ft
Bedroom 11.17 Ft x 13.25 Ft
Bedroom 11.08 Ft x 13.25 Ft
Dining room 16.08 Ft x 12.58 Ft
3pc Bathroom 7.75 Ft x 11.17 Ft
Living room 12.33 Ft x 19.67 Ft

Listing Presented By:



Originally Listed by:
eXp Realty

RE/MAX Realty Professionals

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