

6129 32 Avenue NW
Calgary, Alberta

MLS # A2217636



\$579,900

Division:	Bowness		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,249 sq.ft.	Age:	1997 (28 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Parking Pad, Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Garden, Interior Lot, Landscaped, Low Maintenance Landscape, F		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, No Smoking Home, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Garbage disposal

Honey, stop the car! This lovingly updated 3+1 bedroom home is move-in ready and boasts a large sunny south-facing backyard, located just half a block from the river and Shouldice Park. It features a nice open layout with a single attached garage, parking pad, fenced yard, garden beds and no condo fees! Some of the highlights include brand new siding, a new sliding patio door, and all-new LVP flooring throughout. There's also a brand new 4-piece bathroom, new blinds, and Alexa-controlled fan/lights, among other updates. The home welcomes you with new modern flooring and a large entrance with a 1/2 bath powder room and main floor laundry. The layout flows into a well-lit living room, which connects to a sunny dining room with large windows and a patio door leading to a two-tiered deck. The kitchen has been recently updated with epoxy counter tops, modernized cabinets, brand new appliances and is spacious enough for a movable island, perfect for families and entertaining. Upstairs, you'll find a large primary bedroom with 10-foot ceilings, two additional bedrooms, and a brand new renovated bathroom. The fully finished basement offers a bedroom/rec room area with a walk-in closet, another updated bathroom, and plenty of additional storage. Other recent updates include a freshly painted interior with flat ceilings, new ceiling fan, a newer rear deck, and a newer high-efficiency furnace and hot water tank. The location is fantastic, with a short walk to the Bow River, Shouldice Park and Pool, close to transportation, minutes from two hospitals, a short commute to Downtown, and easy access to the mountains. Call your favorite realtor today to view this lovely and move in ready home.