

\$639,000 - 4069 32 Avenue Nw, Calgary

MLS® #A2108370

\$639,000

2 Bedroom, 3.00 Bathroom, 1,223 sqft

Residential on 0.00 Acres

University District, Calgary, Alberta

Welcome to this exquisite townhouse nestled in the vibrant University District, offering the perfect blend of modern luxury and convenience. As you step inside, you are greeted by the warmth of rich hardwood flooring that seamlessly flows throughout the home, creating an inviting and stylish atmosphere.

The kitchen is a chef's delight, featuring granite counters, complemented by sleek white cabinets and a suite of stainless steel appliances. The gas stove and built-in microwave make cooking a joy, while the granite counters provide ample space for meal preparation. Whether you're hosting a dinner party or enjoying a quiet meal, this kitchen is both functional and aesthetically pleasing.

This townhouse boasts two bedrooms. The primary bedroom is a true oasis, featuring a double vanity in the ensuite bathroom, allowing for a luxurious and convenient morning routine. The walk-in shower adds a touch of elegance and completes the spa-like ambiance.

With a double tandem garage, parking is a breeze, providing secure and convenient storage for your vehicles. The garage also offers additional space for a home gym, workshop, or extra storage, catering to your lifestyle needs.

As part of the community, take advantage of the complex's playground and community garden, adding to the vibrant and family-friendly atmosphere.



Situated in the desirable University District, this townhouse offers proximity to the Alberta Children's Hospital, the University of Calgary, schools, and the popular Market Mall. The location is not only convenient but also provides a vibrant community atmosphere. Easy access to major transportation arteries, including Crowchild Trail and Highway 1, ensures that you are well-connected to the city, making commuting a breeze. Whether you're a professional working at the nearby institutions or a family seeking a stylish and comfortable home, this townhouse in University District offers a perfect blend of luxury, functionality, and a prime location. Welcome to a lifestyle where every detail is designed for your comfort and enjoyment.

Built in 2021

Essential Information

MLS® #	A2108370
Price	\$639,000
Sold Price	\$636,500
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,223
Acres	0.00
Year Built	2021
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	4069 32 Avenue Nw
Subdivision	University District
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3B 6G6

Amenities

Amenities	Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached, Tandem

Interior

Interior Features	Double Vanity, Granite Counters, Open Floorplan, Pantry, Recessed Lighting, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked
Heating	Forced Air
Cooling	Central Air
Basement	None

Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Low Maintenance Landscape, Street Lighting
Roof	Membrane
Construction	Brick, Metal Siding
Foundation	Poured Concrete

Additional Information

Date Listed	February 22nd, 2024
Date Sold	March 2nd, 2024
Days on Market	9
Zoning	M-G
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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