

\$524,000 - 6427 32 Avenue Nw, Calgary

MLS® #A2116551

\$524,000

2 Bedroom, 1.00 Bathroom, 857 sqft

Residential on 0.13 Acres

Bowness, Calgary, Alberta

WELCOME TO THIS 2 BDRM home on an oversized 50 x 112 foot R1 south rear lot in good central Bowness location. Close to the new Superstore and shopping, main route, transit and much more. Major updates to the home include 100amp electrical, updated main bathroom including large walk-in shower, 14 year old furnace and shingles, eastroughs and soffits. Partailly renovated, laminate flooring throughout, huge entrance/porch spacious living room and a good sized kitchen with eating area. The basement is partial and good for an office downstairs or play room. Huge back yard fully fenced with a large deck, perfect for summer bbq's. Lots of room for RV and off street parking! Build your dream garage on this lot and enjoy sunny days in your south backyard with large garden! Close access to 16th Ave and the mountains, C.O.P, UofC, Children's and foothills hospitals and only 15 mins to downtown!

Built in 1954

Essential Information

MLS® #	A2116551
Price	\$524,000
Sold Price	\$530,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	857



Acres	0.13
Year Built	1954
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	6427 32 Avenue Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B0K3

Amenities

Parking Spaces	4
Parking	Additional Parking, Alley Access, Driveway, Front Drive, Off Street, Parking Pad

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Partial, Unfinished

Exterior

Exterior Features	Other, Private Yard
Lot Description	Back Lane, Back Yard, Level
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 6th, 2024
Date Sold	April 9th, 2024
Days on Market	3

Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	One Percent Realty
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