

\$675,000 - 309 32 Avenue Ne, Calgary

MLS® #A2128139

\$675,000

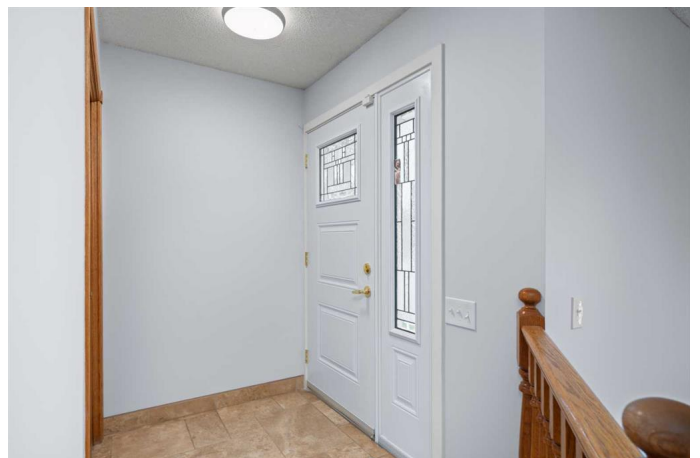
4 Bedroom, 4.00 Bathroom, 2,182 sqft

Residential on 0.12 Acres

Tuxedo Park, Calgary, Alberta

Welcome to this spacious and inviting home in Tuxedo Park that offers a wonderful blend of comfort and functionality. The open concept main floor creates a seamless flow between the living spaces, making it ideal for both everyday living and entertaining. The sunken living room and welcoming entry provide a warm and inviting atmosphere, while the addition at the back of the house adds versatility. Upstairs, the three bedrooms and two bathrooms provide plenty of room for the whole family. The master bedroom with walk-in closet and an en-suite bathroom, complete with a jetted tub and skylight for stargazing offer a great retreat after a long day. The home is adorned with beautiful hardwood floors and has been freshly PAINTED throughout. The two furnaces offer DUAL HEATING zones for added comfort and efficiency, while the newer ROOF and WATER TANK (2017) provide a peace of mind. The lower level adds over 1100 sq. ft. of additional living space, including another bedroom, bathroom, and sizable living room with a wet bar, plus a cold room. Outside, the good-sized yard, dream garage (24'x24'x10'), and fenced dog run offer plenty of space for outdoor activities and storage. With its prime INNER-CITY location, this home truly offers the best of both worlds—comfortable suburban living with easy access to urban amenities.

Built in 1989



Essential Information

MLS® #	A2128139
Price	\$675,000
Sold Price	\$620,000
Bedrooms	4
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	2,182
Acres	0.12
Year Built	1989
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	309 32 Avenue Ne
Subdivision	Tuxedo Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 2H1

Amenities

Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	Jetted Tub, No Smoking Home, Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Built-In Oven, Dishwasher, Garage Control(s), Gas Cooktop, Humidifier, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Dog Run
Lot Description	Back Yard, Dog Run Fenced In
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	May 9th, 2024
Date Sold	July 11th, 2024
Days on Market	63
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Greater Calgary Real Estate
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