

\$649,900 - 4071 32 Avenue Nw, Calgary

MLS® #A2131436

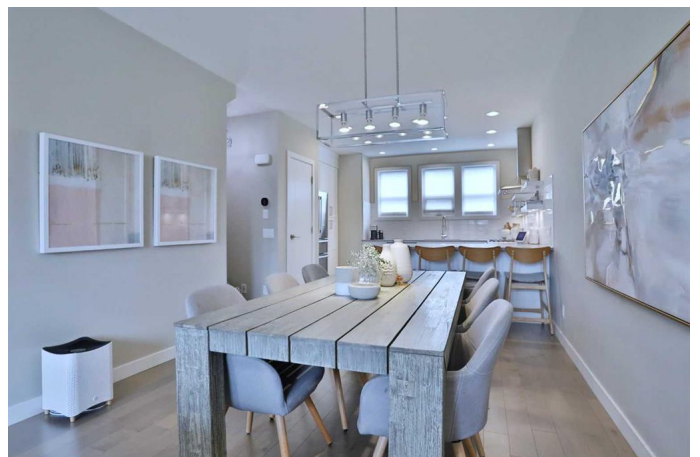
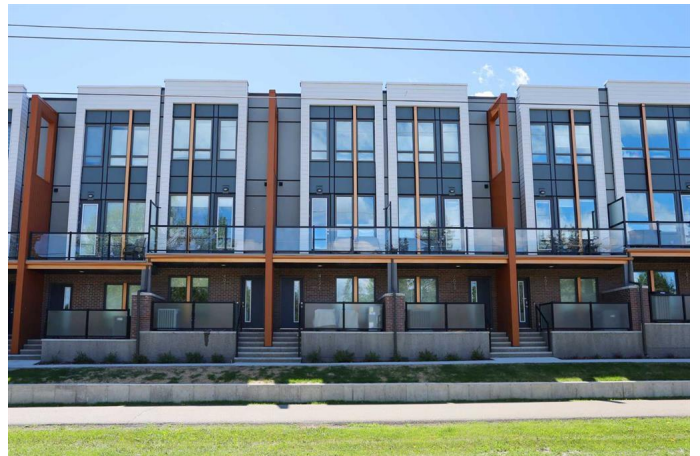
\$649,900

2 Bedroom, 3.00 Bathroom, 1,377 sqft

Residential on 0.00 Acres

University District, Calgary, Alberta

This is your chance to make your home in this designer townhome in Brookfield's IVY in the highly-coveted neighbourhood of University District. Offering 3 levels of stylish air-conditioned living space, this sleek 3 storey home boasts engineered hardwood floors & stone countertops, 2 bedrooms - each with their own ensuites, oversized single garage & low monthly maintenance fees so you can enjoy the lock-up & leave lifestyle you've always wanted. As you enter the ground floor of this beautifully upgraded home, you'll find a large flex room with tile floors which is the ideal spot for your home office or exercise room. Complemented by 9ft ceilings, the open concept 2nd floor is home to the expansive living room with big windows & balcony, spacious dining room & dynamite white kitchen with stone counters & walk-in pantry, subway tile backsplash & Bosch stainless steel appliances which includes gas stove/convection oven. Two bedrooms on the top floor...both with excellent closet space with organizers & private ensuites; the master ensuite with double vanities & walk-in shower, & the ensuite in the 2nd bedroom has a relaxing tub/shower combo. Between the bedrooms is the laundry with stacking Electrolux washer & dryer. Additional extras include Ecobee thermostat, custom silhouette window blinds & natural gas line for your BBQ on the front terrace. Residents of IVY also have access to a wonderful central courtyard with playground & gardens, benches & picnic



tables. Pet-friendly with board approval. The master-planned community of University District offers a wonderful array of retail & restaurants, beautifully landscaped parks, grocery & theatres all within walking distance, plus an unbeatable location only minutes to the University of Calgary, Foothills Medical Centre & the Arthur J.E. Child Comprehensive Cancer Centre, Alberta Children's Hospital, Market Mall shopping & downtown.

Built in 2022

Essential Information

MLS® #	A2131436
Price	\$649,900
Sold Price	\$631,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,377
Acres	0.00
Year Built	2022
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	4071 32 Avenue Nw
Subdivision	University District
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 6G6

Amenities

Amenities	Visitor Parking
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Parking Spaces	1
Parking	Garage Faces Rear, Single Garage Attached

Interior

Interior Features	Closet Organizers, Double Vanity, High Ceilings, Open Floorplan, Pantry, Storage
Appliances	Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
# of Stories	3
Basement	None

Exterior

Exterior Features	Balcony, BBQ gas line, Storage
Lot Description	Back Lane, Front Yard, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 16th, 2024
Date Sold	June 28th, 2024
Days on Market	43
Zoning	M-G
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Benchmark
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