

\$615,000 - 4041 32 Avenue Nw, Calgary

MLS® #A2139545

\$615,000

2 Bedroom, 3.00 Bathroom, 1,367 sqft

Residential on 0.00 Acres

University District, Calgary, Alberta

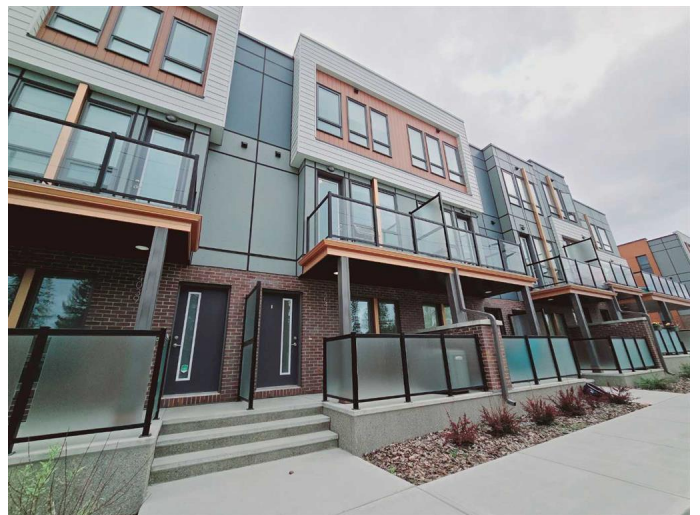
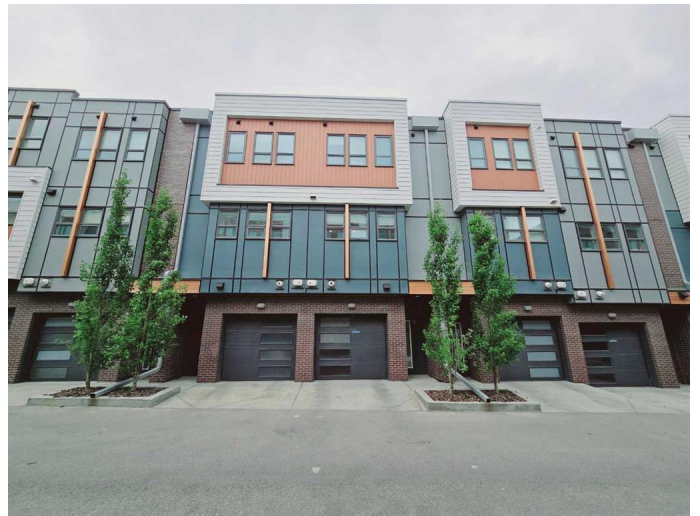
Open House Jun2 29th 3 - 5pm. This is your opportunity to own an exquisite townhome located in the sought-after University District. This sleek 3-storey home features 9ft ceiling through the living space, 2 bedrooms with ensuites, engineered hardwood floors, quartz countertops, an oversized single garage, and low monthly maintenance fees. The ground floor includes a large flex room perfect for a home office or exercise room. The open-concept second floor offers a spacious living room with a balcony, a dining room, and a modern white kitchen with Bosch stainless steel appliances, quartz counters, a walk-in pantry, and a gas stove/convection oven. The top floor has two bedrooms with ample closet space and private ensuites, a laundry area with a stacked washer and dryer, and additional features like an Ecobee thermostat, custom window blinds, and a natural gas line for a BBQ. Residents enjoy a central courtyard with a playground, gardens, benches, and picnic tables. This pet-friendly community is within walking distance to all amenities, and is close to the University of Calgary, hospitals, Market Mall, and downtown.

Built in 2018

Essential Information

MLS® # A2139545

Price \$615,000



Sold Price	\$612,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,367
Acres	0.00
Year Built	2018
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	4041 32 Avenue Nw
Subdivision	University District
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 6G6

Amenities

Amenities	Community Gardens, Park, Playground
Parking Spaces	1
Parking	Single Garage Attached

Interior

Interior Features	Closet Organizers, Double Vanity, No Animal Home, No Smoking Home, Pantry, Quartz Counters
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Basement	None

Exterior

Exterior Features	Courtyard, Lighting, Playground
Lot Description	Back Lane, Low Maintenance Landscape, No Neighbours Behind, Street

	Lighting, Paved
Roof	Asphalt Shingle
Construction	Aluminum Siding, Brick, Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 8th, 2024
Date Sold	July 15th, 2024
Days on Market	37
Zoning	M-G
HOA Fees	0.00

Listing Details

Listing Office	Grand Realty
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