

\$575,000 - 302 32 Avenue Ne, Calgary

MLS® #A2144718

\$575,000

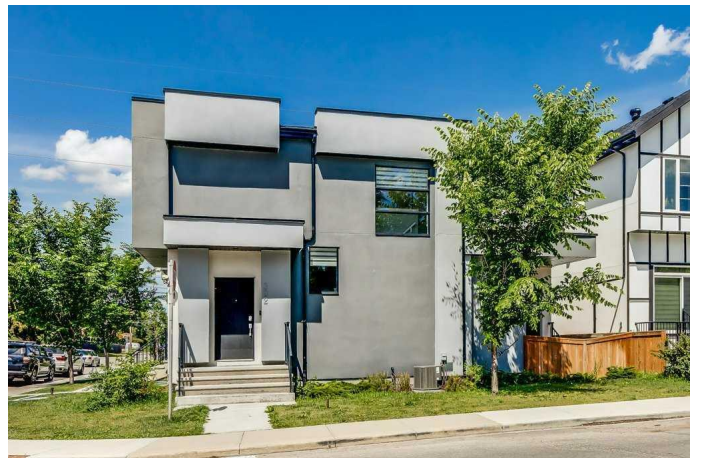
3 Bedroom, 4.00 Bathroom, 1,319 sqft

Residential on 0.00 Acres

Highland Park, Calgary, Alberta

This is THE best value out there for a prestigious 3 bedroom townhouse in the highly sought-after community of Highland Park! This home has it all - from its impressive curb appeal to its unbeatable location, this home is a gem. Highland Park offers direct access to downtown via Centre Street and Edmonton Trail and boasts excellent connectivity to bike pathways, Confederation Park, and Nose Hill Park. Families will appreciate the convenience of nearby Buchanan Elementary School and James Fowler High School, as well as the proximity to two local golf courses.

This two-storey townhome features 3 spacious bedrooms and 3.5 bathrooms, offering over 1900 square feet of living space spread across three levels. Additionally, there is a single detached garage and ample street parking available. The main level boasts an open concept layout, starting with a front living room bathed in natural light from the oversized windows and featuring a stunning floor-to-ceiling stone fireplace with an electric insert. The living room seamlessly flows into the spacious kitchen, which is equipped with full-height cabinets, quartz countertops and a large kitchen island with room for 4 at the breakfast bar. The light engineered hardwood floors and fresh paint make this space feel even larger and more inviting. Adjacent to the kitchen is the dining area and the back door which accesses the backyard which is fully fenced and includes a patio, perfect for



outdoor entertaining. A convenient 2-piece bathroom completes this level. Upstairs, you will find two generously sized bedrooms, each with its own ensuite bathroom. The bedroom that faces West has massive windows and the ensuite features a soaker tub and separate shower as well as a vanity with double sinks. For added convenience, the laundry is located on this level. The finished basement offers a spacious third bedroom with walk-in closet, another full bathroom, a recreation room, a dry bar, and additional storage space.

Parking is a breeze thanks to the detached single garage. With so much to offer, this townhouse in Highland Park is not to be missed! Other notable features: Central A/C, upgraded window coverings & new carpet. The seller is willing to include snow removal and lawn maintenance service through a third party company that will be paid for until April 2025 as part of an offer.

Built in 2018

Essential Information

MLS® #	A2144718
Price	\$575,000
Sold Price	\$570,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,319
Acres	0.00
Year Built	2018
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	302 32 Avenue Ne
Subdivision	Highland Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 2G9

Amenities

Amenities	None
Parking Spaces	1
Parking	Garage Faces Rear, Single Garage Detached, Titled

Interior

Interior Features	Bar, Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Skylight(s), Soaking Tub, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room, Stone
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 1st, 2024
Date Sold	July 26th, 2024
Days on Market	25
Zoning	R-CG

HOA Fees 0.00

Listing Details

Listing Office CIR Realty

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