

# \$749,900 - 305 32 Avenue Ne, Calgary

MLS® #A2176988

**\$749,900**

4 Bedroom, 2.00 Bathroom, 1,078 sqft

Residential on 0.15 Acres

Tuxedo Park, Calgary, Alberta

Investor Alert!! Do not street appraise this amazing north facing home which has add'l approx. 1000 sqft separate unit. Currently this fabulously updated duplex style home is already set up for many possibilities. The updated main floor is 2 beds/1 bath. You will fall in love with the designer style kitchen which has everything you need from floor to ceiling rich cabinets to SS appliances and custom tile backsplash. The open floor plan makes this space feel so much larger. The lower level has full height ceilings and plenty of windows creating a wonderful light filled unit. It offers two additional bedrooms, another full bathroom and a large living room that opens up to a second kitchen with all appliances included. With a separate exterior entrance, separate meters and utilities the updated lower level is ideal for use as a future duplex or multifamily living! The roof is new in 2024 and you will absolutely love the huge fully fenced yard with an oversized 2 car garage and rare RV parking!!! Potential rent for this property could be in the 3900.00 range currently the home is owner occupied but is now ready for its new owners! Located in desirable Tuxedo Park with a quick commute to the city center and the airport. Enjoy a quick walk to playgrounds, community centers, Winston Heights Golf Course and the off leash dog park!

Built in 1959



## Essential Information

MLS® #	A2176988
Price	\$749,900
Sold Price	\$749,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,078
Acres	0.15
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

## Community Information

Address	305 32 Avenue Ne
Subdivision	Tuxedo Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 2H1

## Amenities

Parking Spaces	2
Parking	Double Garage Detached

## Interior

Interior Features	Closet Organizers
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Walk-Out

## Exterior

Exterior Features	Balcony
Lot Description	Rectangular Lot

Roof	Asphalt
Construction	Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	November 1st, 2024
Date Sold	November 5th, 2024
Days on Market	4
Zoning	R-CG
HOA Fees	0.00

**Listing Details**

Listing Office	Grand Realty
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