

**6129 32 Avenue NW**  
**Calgary, Alberta**

**MLS # A2217636**



**\$579,900**

<b>Division:</b>	Bowness		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,249 sq.ft.	<b>Age:</b>	1997 (28 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad, Single Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Garden, Interior Lot, Landscaped, Low Maintenance Landscape, F		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), High Ceilings, No Smoking Home, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Garbage disposal

Honey, stop the car! This lovingly updated 3+1 bedroom home is move-in ready and boasts a large sunny south-facing backyard, located just half a block from the river and Shouldice Park. It features a nice open layout with a single attached garage, parking pad, fenced yard, garden beds and no condo fees! Some of the highlights include brand new siding, a new sliding patio door, and all-new LVP flooring throughout. There's also a brand new 4-piece bathroom, new blinds, and Alexa-controlled fan/lights, among other updates. The home welcomes you with new modern flooring and a large entrance with a 1/2 bath powder room and main floor laundry. The layout flows into a well-lit living room, which connects to a sunny dining room with large windows and a patio door leading to a two-tiered deck. The kitchen has been recently updated with epoxy counter tops, modernized cabinets, brand new appliances and is spacious enough for a movable island, perfect for families and entertaining. Upstairs, you'll find a large primary bedroom with 10-foot ceilings, two additional bedrooms, and a brand new renovated bathroom. The fully finished basement offers a bedroom/rec room area with a walk-in closet, another updated bathroom, and plenty of additional storage. Other recent updates include a freshly painted interior with flat ceilings, new ceiling fan, a newer rear deck, and a newer high-efficiency furnace and hot water tank. The location is fantastic, with a short walk to the Bow River, Shouldice Park and Pool, close to transportation, minutes from two hospitals, a short commute to Downtown, and easy access to the mountains. Call your favorite realtor today to view this lovely and move in ready home.