



4041 32 Avenue Calgary Alberta

\$615,000

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. (id:6769)

- Dining room 11.17 Ft x 10.75 Ft
- Living room 14.25 Ft x 10.75 Ft
- Kitchen 14.25 Ft x 12.58 Ft
- 2pc Bathroom 4.83 Ft x 3.42 Ft
- Primary Bedroom 12.17 Ft x 10.67 Ft

- Bedroom 10.67 Ft x 8.92 Ft
- 4pc Bathroom 8.42 Ft x 7.00 Ft
- 4pc Bathroom 6.92 Ft x 7.00 Ft
- Den 14.25 Ft x 12.08 Ft

Listing Presented By:



Originally Listed by:
Grand Realty



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