



# 907 32 Avenue Calgary Alberta

\$714,900

Exceptional investment opportunity in this ILLEGALLY SUITED 3+2 BEDROOM HOME with a SOUTH BACKYARD and a DOUBLE DETACHED GARAGE. The quaint FRONT PORCH welcomes you home and entices peaceful morning coffees. A private foyer greets you upon entry. White and neutral, the kitchen inspires culinary adventures with FULL-HEIGHT CABINETS, A PENINSULA ISLAND and ample space for a large dining table nestled amongst corner windows. The living room is spacious and bright with LARGE WINDOWS overlooking the street for a relaxing escape. All 3 bedrooms on this level are generously sized with easy access to the 4-piece bathroom. A SEPARATE ENTRANCE leads to the illegally suited basement. The kitchen with many cabinets effortlessly connects to the living room for an OPEN CONCEPT LIFESTYLE. OVERSIZED WINDOWS ensure plenty of NATURAL LIGHT. Both bedrooms are equipped with EGRESS WINDOWS and share the 4-piece bathroom. A common laundry room has HOOK-UPS FOR 2 SETS OF WASHERS AND DRYERS. The SUNNY SOUTH-FACING BACKYARD encourages summer barbeques and time spent unwinding on the LARGE GROUND LEVEL CONCRETE PATIO while kids and pets play in the GRASSY YARD. Parking will never be an issue thanks to the DOUBLE DETACHED GARAGE and ADDITIONAL PARKING PAD for 2 more vehicles or an RV. INCREDIBLY LOCATED DOWN THE STREET FROM CONFEDERATION PARK. This 160-hectare inner-city retreat offers tennis courts, tranquil wetlands, cross-country skiing, tobogganing, extensive walking paths, a natural playground and vast green spaces and is also home to the Confederation Park Golf Course with the Lions Festival of Lights in the holiday season. Also within walking distance are schools, transit, an off-leash park and endless amenities, shops and dining along 4th Street. Less than a 10 MINUTE DRIVE DOWNTOWN lets you spend more time exploring this charming community and less time commuting! Truly an unbeatable...

Living room 15.33 Ft x 12.67 Ft

Kitchen 9.75 Ft x 9.58 Ft

Laundry room 12.83 Ft x 10.00 Ft

Bedroom 12.75 Ft x 11.33 Ft

Dining room 9.83 Ft x 8.08 Ft

Kitchen 11.25 Ft x 8.25 Ft

Primary Bedroom 13.00 Ft x 11.08 Ft

Bedroom 10.42 Ft x 10.00 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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See

**Mirror**

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Bedroom 12.83 Ft x 11.58 Ft

4pc Bathroom .00 Ft x .00 Ft

Living room 16.67 Ft x 13.17 Ft

Bedroom 12.00 Ft x 10.00 Ft

4pc Bathroom .00 Ft x .00 Ft