



## 2125 32 Avenue Calgary Alberta

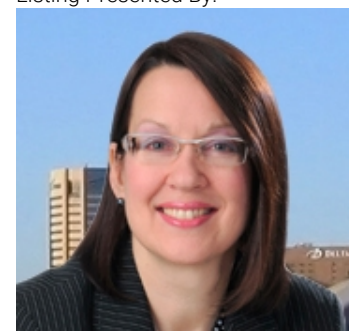
\$849,900

Located in the inner-city community of South Calgary, this 3 bedroom family home with sunny south back yard has been nicely updated & offers over 2300 sq ft of developed living space. The main level presents hardwood floors, high ceilings & crown moulding, showcasing the front living room anchored by a feature fireplace. A spacious dining area with plenty of space to host a family gathering or dinner party is open to the living room & kitchen that's tastefully finished with granite counter tops, eating bar, plenty of storage space, including a large built-in pantry & stainless steel appliances. A 2 piece powder room completes the main level. The second level was majorly renovated in 2010 & hosts 3 bedrooms & a 4 piece main bath. The spacious primary bedroom with vaulted ceiling has ample closet space & a private 4 piece ensuite with heated floors, dual sinks & oversized double shower. Basement development includes a family/media room with fireplace & laundry room with newer washer & dryer. Other notable features include newer windows with highest R & noise ratings, front & back doors, hot water tank (2017), attic insulation, new roof & skylight with programmable auto opener with rain detection to close (2016), exterior paint on house & garage & new garage door (2023) & new carpets (2024). Outside, enjoy the sunny south back yard with deck & patio. Parking is a breeze with a double detached garage. The location can't be beat, close to South Calgary Community Association, vibrant Marda Loop, excellent schools, shopping, public transit & easy access to Crowchild Trail. (id:6769)

Family room 21.33 Ft x 18.08 Ft  
Laundry room 8.25 Ft x 6.67 Ft  
3pc Bathroom .00 Ft x .00 Ft  
Kitchen 16.75 Ft x 11.08 Ft  
Dining room 15.00 Ft x 10.50 Ft  
Living room 17.00 Ft x 15.33 Ft

2pc Bathroom .00 Ft x .00 Ft  
Primary Bedroom 15.33 Ft x 14.00 Ft  
Bedroom 10.75 Ft x 8.33 Ft  
Bedroom 10.75 Ft x 10.42 Ft  
4pc Bathroom .00 Ft x .00 Ft  
4pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



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