



## 3222 32A Avenue Calgary Alberta

\$479,900

Perfect for first time home buyers or investors! A beautiful renovated bungalow located in the highly desirable and well-established community of Dover. Fantastic location, on a walking path across from the elementary school. The renovated and well appointed kitchen offer lots of counter space, extended cupboards, stainless steel appliances and has sliding doors which lead to the large deck looking over the well landscaped and private back yard. 2 bedrooms including the spacious primary bedroom with office area and walk in closet can easily be converted back to 3 bedrooms. A renovated 3 pc bathroom and living room complete this space. Downstairs you will find a large rec room waiting for your personal touch and lots of storage. The property includes a heated single garage, ideal for cold winters, along with an RV parking. Property is very secure with a modern security roll shutter system which creates R8 insulation and central air conditioning for the hot summer months. This home also has a kinetico water softener system. Steps away from a playground and convenient access to schools, parks, shopping centers, and public transportation. Don't miss this opportunity and call for your viewing today! (id:6769)

Family room 22.58 Ft x 11.25 Ft

Recreational, Games room 10.42 Ft x 12.25 Ft

Kitchen 8.25 Ft x 10.92 Ft

Dining room 7.50 Ft x 10.92 Ft

Primary Bedroom 12.17 Ft x 9.92 Ft

Office 5.25 Ft x 5.17 Ft

Other 8.25 Ft x 4.33 Ft

Bedroom 10.00 Ft x 11.00 Ft

Living room 14.08 Ft x 13.33 Ft

Other 3.42 Ft x 5.33 Ft

Pantry 2.33 Ft x 1.17 Ft

4pc Bathroom 5.00 Ft x 10.92 Ft

Listing Presented By:



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**RE/MAX**

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