



# 346 32 Avenue Calgary Alberta

\$719,000

Fantastic home with great center location! This spacious, immaculate 2 story infill home with 3 bedrooms, 2.5 baths. Main floor offers a front flexible space that could be a dining room, playroom or home office, a well-equipped kitchen with island, quartz counter-tops, an abundance of cabinets, corner pantry, and a cozy living room with a fireplace. Other features: 9 ft ceiling, hardwood floor, lots of bright windows, and 2 pcs bath complete the main floor. Upstairs boasts a convenient laundry room, full bath, linen closets and three generous bedrooms. The relaxing master retreat features vaulted ceiling, his and hers closets, and 5 pcs ensuite with jetted tub, separate shower and dual vanity. A large undeveloped basement awaits your creative design. The low maintenance backyard leads to your double detached garage. A new roof with transferable warranty. Conveniently located near bus stop, school, an easy commute to downtown, Deerfoot Trails access, and amenities. Don't miss this opportunity! Contact your realtor for details. (id:6769)

Primary Bedroom 13.25 Ft x 13.58 Ft  
Other 4.50 Ft x 6.58 Ft  
Other 4.42 Ft x 6.67 Ft  
5pc Bathroom 5.58 Ft x 17.42 Ft  
Bedroom 10.00 Ft x 11.25 Ft  
Bedroom 11.75 Ft x 9.08 Ft  
4pc Bathroom 5.58 Ft x 8.25 Ft  
Laundry room 5.58 Ft x 8.33 Ft  
Storage 15.50 Ft x 31.00 Ft

Furnace 8.67 Ft x 8.58 Ft  
Family room 16.08 Ft x 17.75 Ft  
Kitchen 8.58 Ft x 12.75 Ft  
Dining room 8.25 Ft x 10.83 Ft  
Pantry 3.58 Ft x 3.67 Ft  
2pc Bathroom 4.58 Ft x 5.25 Ft  
Living room 14.17 Ft x 9.92 Ft  
Other 6.00 Ft x 5.25 Ft

Listing Presented By:



Originally Listed by:  
GRAND REALTY



**RE/MAX REAL ESTATE  
(CENTRAL)**

773 Glenmore rd , Calgary, British Columbia, V1V 3B9

Phone: (403) 850-6722  
ctimos@telus.net