



## 4075 32 Avenue Calgary Alberta

\$695,000

This impeccably designed, nearly-new 1,430+ SQFT three-storey townhouse makes an immediate impression with its private balcony entry (with BBQ/fireplace gas line) and a versatile foyer - perfect for a home office, gym, or den. Ascend the stairs to an expansive main living level, where natural light fills an open-concept space, highlighting an exceptionally appointed kitchen. Generous cabinetry and expansive quartz countertops, the kitchen is also equipped with high-end Bosch appliances and a pantry for all your culinary needs. The home is further distinguished by luxurious engineered hardwood flooring carried throughout--no carpet! The spacious living and dining areas offer an ideal setting for relaxed living and sophisticated entertaining + access to a second balcony - the perfect place to enjoy a morning coffee or evening drink! On the upper floor, find two generously sized ensuite bedrooms - including spacious primary suite that comfortably accommodates a king-sized bed + adjacent bath with double vanities and a walk-in shower. Central A/C keeps the entire home cool through the summer months! The fully-finished single garage is drywalled and painted, and provides added convenience with a back-entry door for easy access to nearby visitor parking or a short walk to the central courtyard within the development - featuring community gardens, playground, and picnic areas. Primely located in University District--which offers an exceptional mix of retail, dining, and everyday conveniences. Stroll through landscaped parks, pick-up groceries, or catch a movie--all steps from your door. Ideally situated minutes from the University of Calgary, Foothills Medical Centre & Alberta Children's Hospital, Market Mall, and transit to downtown. (id:6769)

2pc Bathroom Measurements not available

Kitchen 14.17 Ft x 12.00 Ft

Dining room 12.00 Ft x 10.75 Ft

Living room 14.33 Ft x 10.25 Ft

4pc Bathroom Measurements not available

Bedroom 10.75 Ft x 9.00 Ft

Primary Bedroom 12.17 Ft x 10.75 Ft

4pc Bathroom Measurements not available

Den 14.17 Ft x 12.00 Ft

Listing Presented By:



Originally Listed by:  
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<http://www.martibogue.com/>



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