



## 616 32 Avenue Calgary Alberta

\$368,500

This updated corner townhouse condo features two bedrooms and a fully finished basement, offering a comfortable and low-maintenance lifestyle. The bright main floor boasts a spacious living room with a cozy fireplace and oversized window for loads of natural light. The eat-in kitchen, at the rear of the home, features tasteful updates, with lots of counter space and cabinets for storage. Step outside the backdoor to a no-maintenance deck with metal railings, perfect for outdoor dining and barbecuing. Upstairs, the very spacious primary bedroom features a custom walk-in closet with organizers. There is another good-sized bedroom along with a well-appointed and updated full bathroom. The finished basement provides additional living space that can serve as a recreation room or media room along with plenty of storage. Nestled in the desirable Winston Heights/Mountain View community, this home is located within a well-managed complex close to Deerfoot Trail, Edmonton Trail and easy access to downtown Calgary. Enjoy the convenience of being within walking distance of public transportation, parks, shops, and the George P. Vanier French immersion public school. The unit comes with one assigned parking stall at the rear and plenty of additional parking on the street in front. (id:6769)

4pc Bathroom 2.13 M x 2.13 M

Bedroom 4.24 M x 2.15 M

Primary Bedroom 4.01 M x 3.80 M

Recreational, Games room 6.25 M x 3.75 M

Kitchen 4.29 M x 3.20 M

Living room 5.46 M x 3.92 M

Listing Presented By:



Originally Listed by:  
RE/MAX iRealty Innovations

<http://www.colinkehler.com/>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca