



# 3011 32A Avenue Calgary Alberta

\$549,900

Located in the family-friendly community of Dover, this completely renovated two-storey home offers over 1,600 square feet of developed living space with three bedrooms and two full bathrooms. Positioned along a quiet city pathway with no street traffic, the setting provides both privacy and convenience. Mature trees line the walkway, which is cleared by the city so you don't have to shovel snow. A side entry welcomes you inside to a spacious entryway with storage. Large windows and the open floor plan creates a bright modern feel, complemented by premium luxury vinyl plank flooring. The kitchen was fully renovated in 2021 with an updated layout, IKEA cabinetry with deep drawers, concealed dishwasher and pull out garbage for a clean look. The kitchen also features premium appliances, including an induction cooktop, solid surface counter top and lots of well designed touches. From the dining area doors lead outside to a covered back deck, while the living room opens onto a generous front deck with tall glass railings built carefully around a well established mayday tree. Upstairs, you'll find three well-sized bedrooms and a fully renovated four-piece bathroom. Updated in 2023, the bathroom features a deep tub, in-floor heating, solid surface counter with modern lighting and refined finishes throughout. The basement offers a flex space with a large egress window, which is currently set up as a home office and rec space. Also in the basement is a laundry area with built-in bench and storage, along with a three-piece bathroom renovated in 2021 with a luxurious shower. Outside, the backyard includes raised garden beds, storage sheds, and a parking pad for three vehicles. While the front yard, adjacent to the walking path, also provides safe and quiet activity space with grassy areas and fruiting bushes. For buyers concerned about a garage space, the seller has obtained ...

4pc Bathroom 5.08 Ft x 11.08 Ft  
 Bedroom 9.83 Ft x 10.08 Ft  
 Bedroom 11.08 Ft x 10.08 Ft  
 Primary Bedroom 11.25 Ft x 13.25 Ft  
 3pc Bathroom 4.25 Ft x 11.17 Ft  
 Laundry room 8.92 Ft x 8.17 Ft

Recreational, Games room 10.67 Ft x 20.08 Ft  
 Furnace 5.58 Ft x 6.08 Ft  
 Dining room 11.17 Ft x 10.50 Ft  
 Kitchen 12.17 Ft x 10.75 Ft  
 Living room 11.17 Ft x 11.00 Ft

Listing Presented By:



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