

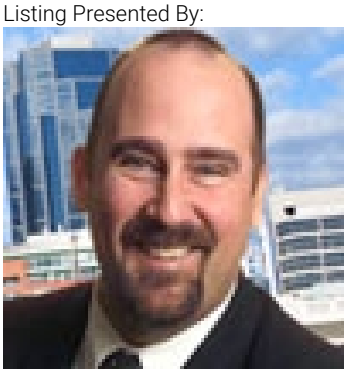
3046 32A Avenue Calgary Alberta

$449,900

Are you looking for a SUBSTANTIALLY RENOVATED 3-BEDROOM HOME on a FENCED PIE LOT backing ONTO GREENSPACE? Would you like LOTS OF ROOM IN THE BACKYARD for kids (or puppies) to play, and DIRECT ACCESS TO WALKING PATHS? How about CLOSE PROXIMITY TO SCHOOLS as well as VALLEYVIEW PARK? Valleyview Park is just a short walk away and offers a SUMMER SPRAY PARK, BALL DIAMONDS, BEACH VOLLEYBALL AND PLAYGROUNDS! Or take a walk to SOUTHVIEW OFF-LEASH DOG PARK (almost 50 acres of fun for your four-legged friends - and some incredible city and mountain views)! What a fantastic location with plenty to do! So many beautiful mature trees everywhere you look! Room to build a garage. Call your Realtor and book a showing for 3046 32A Ave SE. If you like the summer sunshine, you will love the front porch & patio (plus back deck), giving opportunity for sunshine virtually all day long! Step inside and PREPARE TO FEEL AT HOME! Great home with very OPEN MAIN FLOOR DESIGN. The kitchen is beautiful. Kitchen sink has a window directly in front. Cabinets and appliances look amazing! Nice new eating bar connects the kitchen to the living room. Front and back windows make the home bright. How about a living room overlooking the large backyard, and into the greenspace behind this property? Half bath on the main level is perfect for guests! Head upstairs at the end of the day to three bedrooms and a full bathroom, perfect for the young and growing family. The primary bedroom is a great size. The upstairs bathroom has been beautifully refreshed! Basement has large rec room for a TV room or hobby room or play space. RECENT IMPROVEMENTS INCLUDE: New front RETAINING WALL & PATIO! New front door. New 2-PIECE GUEST BATHROOM on the main level. RENOVATED 4-PIECE BATHROOM upstairs. Many UPDATED WINDOWS. UPDATED crisp white KITCHEN CABINETS and COUNTERS and BACKSPLASH, ni...

Laundry room 15.58 Ft x 5.83 Ft
Recreational, Games room 15.25 Ft x 18.00 Ft
Furnace 6.42 Ft x 10.92 Ft
2pc Bathroom 3.25 Ft x 5.58 Ft
Dining room 7.17 Ft x 5.33 Ft
Living room 16.08 Ft x 15.33 Ft
4pc Bathroom 7.83 Ft x 7.75 Ft
Bedroom 11.25 Ft x 7.58 Ft
Bedroom 9.83 Ft x 11.92 Ft
Primary Bedroom 15.83 Ft x 10.00 Ft

Listing Presented By:



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Kitchen 9.08 Ft x 10.00 Ft