



## 305 32 Avenue Calgary Alberta

\$749,900

Investor Alert!! Do not street appraise this amazing north facing home which has add'l approx. 1000 sqft separate unit. Currently this fabulously updated duplex style home is already set up for many possibilities. The updated main floor is 2 beds/1 bath. You will fall in love with the designer style kitchen which has everything you need from floor to ceiling rich cabinets to SS appliances and custom tile backsplash. The open floor plan makes this space feel so much larger. The lower level has full height ceilings and plenty of windows creating a wonderful light filled unit. It offers two additional bedrooms, another full bathroom and a large living room that opens up to a second kitchen with all appliances included. With a separate exterior entrance, separate meters and utilities the updated lower level is ideal for use as a future duplex or multifamily living! The roof is new in 2024 and you will absolutely love the huge fully fenced yard with an oversized 2 car garage - and rare RV parking!!! Potential rent for this property could be in the 3900.00 range currently the home is owner occupied but is now ready for its new owners! Located in desirable Tuxedo Park with a quick commute to the city center and the airport. Enjoy a quick walk to playgrounds, community centers, Winston Heights Golf Course and the off leash dog park! (id:6769)

Family room 14.08 Ft x 14.42 Ft  
Kitchen 10.08 Ft x 7.67 Ft  
Dining room 7.67 Ft x 9.00 Ft  
Bedroom 11.92 Ft x 9.00 Ft  
3pc Bathroom 9.67 Ft x 4.92 Ft  
Bedroom 11.75 Ft x 9.83 Ft  
Other 4.00 Ft x 6.58 Ft

Kitchen 10.92 Ft x 13.92 Ft  
Living room 14.00 Ft x 17.42 Ft  
Dining room 11.42 Ft x 5.42 Ft  
3pc Bathroom 10.50 Ft x 4.92 Ft  
Bedroom 10.50 Ft x 12.08 Ft  
Primary Bedroom 14.50 Ft x 12.00 Ft

Listing Presented By:



Originally Listed by:  
Grand Realty

**RE/MAX Realty Professionals**

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