

3221 32A Avenue Calgary Alberta

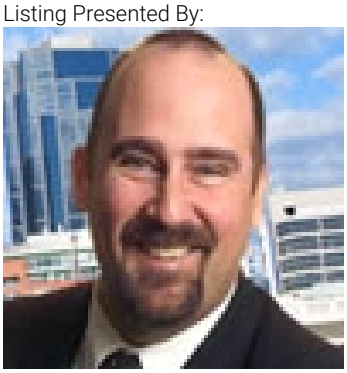
$475,000

Perfect for first time home buyers or investors! A fully renovated bungalow with a LEGAL SUITE , located in the highly desirable and well-established community of Dover. Fantastic location, on a walking path across from the elementary school. Separate side entrance leads to the main floor with spacious living room with an oversized window bringing in loads of natural light. The fully renovated kitchen/ dining room is finished with Marble Koron counter tops and stainless steel LG appliances . Down the hall you will find a renovated 4pc bathroom and 3 bedrooms. An additional side entrance leads downstairs where you will find a shared laundry room and legal suite with large living room, a 4pc bathroom, 2 bedrooms and a modern and spacious kitchen. Suite has a private sidewalk that leads to the tenant's private parking space. Pride of ownership is very apparent in this home. NEW DOORS, NEW ELECTRICAL PANEL, EGRESS WINDOWS, NEW HIGH EFFICIENCY FURNACE , HOT WATER TANK AND VINYL PLANK THROUGHOUT! R- value has been upgraded in the attic with blown in insulation. Resilient channel was installed to reduce noise transfer from main level to legal suite. Landscaping and new fencing, plumbing and ductwork have been redone. Steps away from a playground and convenient access to schools, parks, shopping centers, and public transportation. Don't miss this opportunity and call for your viewing today! (id:6769)

4pc Bathroom 7.50 Ft x 4.92 Ft
Laundry room 11.25 Ft x 9.00 Ft
Kitchen 10.50 Ft x 7.58 Ft
Bedroom 9.00 Ft x 10.58 Ft
Bedroom 10.58 Ft x 9.50 Ft
Family room 10.50 Ft x 18.25 Ft
Living room 12.42 Ft x 15.17 Ft
Kitchen 10.50 Ft x 9.50 Ft

Dining room 10.50 Ft x 6.83 Ft
4pc Bathroom 10.50 Ft x 4.92 Ft
Primary Bedroom 9.25 Ft x 11.50 Ft
Bedroom 9.00 Ft x 9.00 Ft
Bedroom 9.00 Ft x 9.00 Ft
Other 5.75 Ft x 3.42 Ft
Other 3.50 Ft x 3.17 Ft

Listing Presented By:



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