



# 5305 32 Avenue Calgary Alberta

\$515,000

Welcome to this immaculately maintained, completely turn-key 3-bedroom, 2.5-bathroom home offering exceptional functionality and modern comfort. Fresh, bright paint, contemporary finishes, and quartz countertops create a clean, elevated feel throughout -- a space that feels as good as it looks. Designed with comfort in mind, the home is equipped with air conditioning for those warm summer months, while the thoughtful layout offers versatility for a variety of lifestyles. Upstairs, you'll find a highly sought-after double primary design, with both bedrooms featuring full ensuites and walk-in closets -- an ideal setup for roommates, guests, or a growing family who values privacy and convenience. What truly sets this home apart is the thoughtfully optimized storage in every possible space. Custom California Closet upgrades have been installed throughout, ensuring every closet, nook, and storage area is intentionally designed for maximum organization and efficiency. The result? A home that lives larger than its footprint -- where everything has its place and clutter never takes over. The open and practical main floor layout is ideal for daily living and entertaining, and the single attached garage adds everyday convenience year-round. Perfectly located next to an off-leash dog park and just minutes from shopping, recreation facilities, and schools, this home also offers an easy commute to downtown -- making it an ideal fit for busy professionals, young families, or downsizers seeking low-maintenance living without compromise. This is a rare opportunity to own a beautifully upgraded, move-in ready home where pride of ownership is evident throughout. (id:6769)

2pc Bathroom 5.83 Ft x 5.67 Ft  
Other 12.25 Ft x 9.58 Ft  
Kitchen 13.33 Ft x 12.83 Ft  
Living room 11.08 Ft x 12.08 Ft  
Office 6.33 Ft x 6.17 Ft  
3pc Bathroom 8.08 Ft x 4.92 Ft

Primary Bedroom 12.17 Ft x 13.08 Ft  
4pc Bathroom 8.08 Ft x 4.92 Ft  
Bedroom 11.67 Ft x 9.33 Ft  
Foyer 6.75 Ft x 8.92 Ft  
Bedroom 17.42 Ft x 15.08 Ft  
Furnace 10.33 Ft x 4.92 Ft

Listing Presented By:



Originally Listed by:  
CIR Realty

<http://www.frereteamyc.ca/>

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca