



GRASSROOTS
REALTY GROUP

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3052 32A Avenue SE
Calgary, Alberta

MLS # A2321373



\$480,000

Division:	Dover		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,077 sq.ft.	Age:	1971 (55 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Front Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan		

Inclusions: Furniture

Elevate your lifestyle with this sleek modern residence. Featuring 1,076 square feet of open-concept living, bright open floor plan. This 3-bed, 1.5 bath layout is designed for the way you actually live, with contemporary upgrades and pride of ownership through. Every room is designed with both functionality and aesthetics in mind. Standout features include; Beautifully renovated, a huge lot that's ideal for developing, large double garage, great location, close to the Bow river, parks, all amenities, walk to school. Full un-spoiled basement, central Air Conditioning, high efficient furnace. A pleasure to show, call today to view.