



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

3257 32A Avenue SE
Calgary, Alberta

MLS # A2331061



\$419,900

Division:	Dover		
Type:	Residential/House		
Style:	Bungalow		
Size:	971 sq.ft.	Age:	1970 (56 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Off Street, Oversized, Parking Pad, RV Access/Parking		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Front Yard, Greenbelt, Many Trees, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Metal Siding , Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Separate Entrance		

Inclusions: note: all appliances included are in good working condition however are sold where-is-as-is. Additional fridge, stove and range hood in suite are included.

VALUE plus!!! This is a fantastic opportunity to own a superb 3 bedroom bungalow with an awesome suite (illegal) in the basement! This property has been well maintained and features newer flooring, updated kitchen cabinets, neutral paint, re-coated hardwood floors, newer roof, 3 good sized bedrooms up in main floor suite that has a large bright family room overlooking a serene park/pathway, and bright updated eat-in kitchen with breakfast bar. Lower suite has 1 bedroom, full bath, large family room, cozy kitchen and dining room. Separate entrances to both suites off the rear of the property are adjoined with almost 200 square feet of covered storage for tenant use and a common laundry with additional storage services both suites. Parking at the rear of the property accommodates 4 vehicles! There is plenty of room for an RV or camper van. This property is clean and ready for the next owner! HWT replaced in 2022, furnace and ducts cleaned in 2025. Don't miss this huge opportunity to own a fantastic home close to parks, paths and all amenities at an amazing price. Agents please see member comments.