



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

3056 32A Street SE
Calgary, Alberta

MLS # A2332446



\$525,000

Division:	Dover		
Type:	Residential/House		
Style:	Bi-Level		
Size:	962 sq.ft.	Age:	1971 (55 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, RV Access/Parking		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Interior L		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Vinyl Windows		

Inclusions: N/A

Welcome to 3056 32A Street SE, a well-maintained bi-level offering 4 bedrooms, 2 full bathrooms. The main floor features a spacious living room with a NEW FRONT WINDOWS AND NEW BLINDS. The refreshed kitchen includes a new backsplash, BRAND NEW REFRIGERATOR and an adjoining dining area ideal for everyday meals and entertaining. Two comfortable bedrooms and a full four-piece bathroom complete the main level. The fully finished basement adds valuable living space with two additional bedrooms, a three-piece bathroom and a large recreation room featuring a cozy WOOD fireplace. Additional improvements include a BRAND NEW 50-gallon hot water tank, recently cleaned furnace and ductwork, and a ROOF REPLACED in 2019. Outside, the property offers a NEW COMPOSITE DECK, NEW FENCE AND RV PARKING. PRIVATE GREENSPACE IN THE FRONT. The BRAND NEW 23' x 23" insulated detached garage includes alley access and 220-volt wiring, making it ideal for vehicles, storage or workshop use. Several schools are nearby, including West Dover School, Valley View School, Ian Bazalgette School, Forest Lawn High School, Holy Cross School, St. Damien School and Father Lacombe High School.