



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1635 32 Avenue NW
Calgary, Alberta

MLS # A2335850



\$995,000

Division:	Collingwood		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,629 sq.ft.	Age:	1961 (65 yrs old)
Beds:	4	Baths:	4
Garage:	Front Drive, Garage Door Opener, RV Access/Parking, Single Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Irregular Lot		

Heating:	Central	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters		

Inclusions: n/a

Remodelled, Refreshed, Renewed just for you. This 4 level split ticks a lot of boxes with open concept great room, feature built in fireplace, vaulted ceilings, and open to custom kitchen complete with quartz counters, eat up island, new stainless steel appliances. Easy access to south backyard from door off kitchen plus access to attached garage from kitchen. A few steps up takes you to the bedroom level with primary, complete with walk in closet and 4 pc ensuite, second bedroom and main bathroom.. The third level has a large family room with second fireplace, wet bar and walk out the sunny south yard and patio. Also on this level is the laundry room, 3 pc bathroom and den. The lower level comprises of 2 more bedrooms and 3 pc bathroom. This home has had a substantial makeover with new shingles, stucco siding, electrical panel addition, new furnace and hot water tank, all new windows and doors, plus new plumbing throughout. So close to Confederation Park, the perfect spot for that relaxing walk or to enjoy the park in the city. Schools, transportation and shops are close by. Be the first to view