



GRASSROOTS
REALTY GROUP

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1011 32 Street SE
Calgary, Alberta

MLS # A2345888

\$525,000

Division:	Albert Park/Radisson Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,004 sq.ft.	Age:	1965 (61 yrs old)
Beds:	4	Baths:	2
Garage:	Oversized, Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Irregular Lot		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Closet Organizers, Natural Woodwork, No Smoking Home, Open Floorplan, Recessed Lighting, Recreation Facilities, Separate Entrance, Storage, Tankless Hot Water, Vinyl Windows

Inclusions: Hot Tub, BBQ, Basement Playhouse

Beautifully renovated family home on a quiet street, steps to both Sir Wilfrid Laurier School and Bishop Kidd School! Separate entrance to the basement and on a huge sunny West facing lot to soak up all the sun on those hot summer days! As you enter the property main floor you are greeted by the gleaming laminate flooring guiding you into the open concept main floor flooded with natural light from big windows. Gorgeous kitchen with crisp white cabinetry, new stainless-steel appliances, designer tile backsplash, butcher block counters, and center island. Open to the spacious dining room with sliding doors to the newer composite covered deck. Cozy living room with big picture window and concrete faced new gas fireplace. Good sized primary and secondary bedrooms and adjoining remodeled bathroom complete this well laid out main floor. Head downstairs to the fully finished basement with a walk-up separate entrance. Large family room/rec room great for movie room, kids play area or entertaining. The current kids play set up can stay or be removed before possession. Two additional bedrooms and another full bathroom complete the lower level. Out back you will love the huge West facing backyard, perfect for soaking up those long summer evenings. Featuring a new hot tub, stamped concrete patio, and pressure treated fencing. An oversized single garage with extra space for parking, storage, or your toys. It's a backyard made for entertaining, summer BBQs, relaxing with friends and enjoying the sunshine. This home has been thoroughly updated with: New Fireplace, Tankless Hot Water, Central A/C, Electrical Panel, Spray Foam Insulation, Gas Line for BBQ, Doors Throughout, Plugs and Switches, Lighting Throughout, and more! Conveniently located in between two schools with large playfields and playgrounds. All in the established

community of Albert Park/Radisson Heights offering a convenient inner-city location with easy access to shopping, restaurants, and everyday amenities. Only 10 minutes to the DT core, and commuting is a breeze with quick access to Deerfoot Trail and other major routes. Come see everything this beautiful home has to offer!