



GRASSROOTS
REALTY GROUP

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4075 32 Avenue NW
Calgary, Alberta

MLS # A2233093



\$695,000

Division:	University District		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,438 sq.ft.	Age:	2021 (4 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 224
Basement:	None	LLD:	-
Exterior:	Brick, Cement Fiber Board, Wood Frame	Zoning:	M-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, Quartz Counters		

Inclusions: None

This impeccably designed, nearly-new 1,430+ SQFT three-storey townhouse makes an immediate impression with its private balcony entry (with BBQ/fireplace gas line) and a versatile foyer - perfect for a home office, gym, or den. Ascend the stairs to an expansive main living level, where natural light fills an open-concept space, highlighting an exceptionally appointed kitchen. Generous cabinetry and expansive quartz countertops, the kitchen is also equipped with high-end Bosch appliances and a pantry for all your culinary needs. The home is further distinguished by luxurious engineered hardwood flooring carried throughout—no carpet! The spacious living and dining areas offer an ideal setting for relaxed living and sophisticated entertaining + access to a second balcony - the perfect place to enjoy a morning coffee or evening drink! On the upper floor, find two generously sized ensuite bedrooms - including spacious primary suite that comfortably accommodates a king-sized bed + adjacent bath with double vanities and a walk-in shower. Central A/C keeps the entire home cool through the summer months! The fully-finished single garage is drywalled and painted, and provides added convenience with a back-entry door for easy access to nearby visitor parking or a short walk to the central courtyard within the development - featuring community gardens, playground, and picnic areas. Primely located in University District—which offers an exceptional mix of retail, dining, and everyday conveniences. Stroll through landscaped parks, pick-up groceries, or catch a movie—all steps from your door. Ideally situated minutes from the University of Calgary, Foothills Medical Centre & Alberta Children's Hospital, Market Mall, and transit to downtown.

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