



GRASSROOTS
REALTY GROUP

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2028 32 Avenue SW
Calgary, Alberta

MLS # A2256174



\$779,900

Division:	South Calgary		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,355 sq.ft.	Age:	1984 (41 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Landscaped, Low Maintenance Landscape,		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Marble	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Unfinished	LLD:	-
Exterior:	Composite Siding, Shingle Siding, Silent Floor Joists, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Recessed Lighting, Soaking Tub		

Inclusions: window coverings, Dyson vacuum wall mounted, all wall mounted shelves, wall mounted for tv

Great opportunity to own an updated detached infill in the heart of Marda Loop! This gorgeous open lay out home is great for entertaining. The kitchen and upstairs have all been recently remodelled to appeal to every discerning buyer. This 2 bedroom and 1.5 bathroom home offers a maintenance free front and backyard, a rare wood burning fireplace and an unfinished basement. There is a double detached garage located behind the home to offer ample parking. So many shops and restaurants are within walking distance, but you still feel the vibe of a true inner city residential neighbourhood. Priced at under \$800K, this is your opportunity to get into home ownership of a detached home in the much desired community of South Calgary.