



GRASSROOTS
REALTY GROUP

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1043 32 Avenue NW
Calgary, Alberta

MLS # A2267786



\$879,900

Division:	Cambrian Heights		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,096 sq.ft.	Age:	1962 (64 yrs old)
Beds:	4	Baths:	2
Garage:	Carport, Double Garage Detached, Single Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot, Street Light		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Slate, Tile	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Vaulted Ceiling(s)		

Inclusions: Alarm System

Gorgeous home in the inner-city neighborhood of Cambrian Heights. This home has a total of four bedrooms and two full bathrooms. Three beautiful living rooms in all three levels; ideal rooms for entertaining and privacy for your growing family. This home is located across from a huge greenspace that is ideal for dog walking; steps away from the fabulous Confederation Park with all the walking/cycling pathways and if you like golf; there is the Confederation Golf course. The solid build of this home includes reliable and quality appliances, convenience of a central vac system, water softener, and a pre-installed alarm system. A beautiful mature backyard with plenty of mature trees and fully fenced for privacy. This private and intimate backyard has many future options growing plants and veggies and there is natural gas for your BBQ. There are plenty of room to park your vehicles with a long extended driveway for an extra vehicle along with covered carport for a small RV and this extends to a single car garage space that has multiple use such as for a small car or even a workshop. In the back with rear lane access there is a superior oversized, gas heated garage with large shop space, 220v wiring and a massive accessible attic for storage. Don't miss out on this one; truly an exceptional home call for your private viewing today.