



GRASSROOTS
REALTY GROUP

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617 32 Avenue NE
Calgary, Alberta

MLS # A2280436



\$329,900

Division:	Winston Heights/Mountview		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,063 sq.ft.	Age:	1955 (71 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street, Stall		
Lot Size:	-		
Lot Feat:	Corner Lot, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 286
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Quartz Counters		

Inclusions:	N/A
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Open House on Sunday January 25th, 1:30-3:30PM

Welcome to this beautifully renovated end-unit townhouse in Winston Heights, offering three bedrooms plus a den. The main floor features new luxury vinyl plank flooring, modern light fixtures, and fresh paint throughout, creating a bright and inviting space. The renovated kitchen boasts stainless steel appliances, new quartz countertops and island, a new faucet, and a deep undermount sink. You'll also appreciate the front-load high-efficiency washer and dryer, along with an updated bathroom featuring a new toilet, sink, and quartz vanity. Large windows fill the main floor with natural light, while the low-maintenance south-facing composite porch with metal railings is perfect for enjoying evening sun and summer BBQs. All bedrooms include walk-in closets, and the fully developed basement adds valuable living space with a convenient half bath. This well-managed complex is set to have its siding replaced with durable Hardie board starting in January 2026. Ideally located, the home offers quick access to Deerfoot Trail, 16th Avenue, and Edmonton Trail, making downtown Calgary easily reachable. Nearby amenities include the Winston Golf Club, Fox Hollow Public Golf Course, Renfrew Athletic Park, community dog park, public transit, parks, shops, and George P. Vanier French Immersion Public School—all within walking distance. The unit comes with one oversized assigned rear parking stall, plus ample street parking out front. Book your showing today!!