



**GRASSROOTS**  
REALTY GROUP

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**6424 32 Avenue NW**  
**Calgary, Alberta**

**MLS # A2287057**



**\$569,900**

<b>Division:</b>	Bowness		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	977 sq.ft.	<b>Age:</b>	1952 (74 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Alley Access, Double Garage Detached, Oversized		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, Low Main		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Block, Other, See Remarks	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Low Flow Plumbing Fixtures, Natural Woodwork, No Animal Home, No Smoking Home		

**Inclusions:** All garden tools, patio sets, BBQ included, Antique Wardrobes in bedrooms and hallway

Welcome to a hidden gem nestled on a large, beautifully treed lot in a prime location close to shopping, bike paths, and everyday amenities. Whether you are an investor, developer, or first-time buyer, this is an opportunity filled with potential and warmth. Step inside and feel instantly at home in the cozy, cabin-inspired atmosphere. The inviting living room with electric fireplace is perfect for quiet evenings, while the thoughtfully designed layout offers two comfortable bedrooms &mdash; one currently set up as a bright and functional home office. Indulge in your own spa-like retreat with a beautifully updated 3-piece shower and sauna combination featuring foot and body massage &mdash; the perfect way to unwind at the end of the day. At the rear of the home, a spacious dining area with a gas fireplace creates a welcoming space for meals and gatherings. The kitchen offers abundant cabinetry and modern, barely used appliances, including a gas stove, plus the convenience of a European washer/dryer. Enjoy the simple pleasures of outdoor living &mdash; sip your morning coffee at the front, relax in the peaceful treed setting at the back, and soak up those warm sunny days from both sides of the Upgrades over time include over half newer windows and back door windows, an updated 220V electrical panel with partial rewiring, copper plumbing, H2O Tank (8 yrs)and roof shingles approximately 10 years old. The oversized, insulated double detached garage offers excellent space for parking, storage, or hobbies. A rare blend of comfort, charm, and opportunity in a sought-after location &mdash; this home is ready to welcome its next chapter. Zoned RC-G (50x120). For more information, contact the listing agent today. Summer photos at the end of all photos.

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