



**525 32 Avenue NE**  
**Calgary, Alberta**

**MLS # A2293544**



**\$299,000**

<b>Division:</b>	Winston Heights/Mountview		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,057 sq.ft.	<b>Age:</b>	1955 (71 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Carport		
<b>Lot Size:</b>	3.46 Acres		
<b>Lot Feat:</b>	Corner Lot		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 364
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	m-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance		

**Inclusions:** none

a 1054 sqft 3 bedrooms and one bath. all newly renovated with laminated floor. roof and siding will be new very soon, pay by the condo board and no specially assessment. Walk to george Vanier elementay and high school. Convernient located, easy access to coop and safeway.