



**4041 32 Avenue NW**  
**Calgary, Alberta**

**MLS # A2139545**



**\$615,000**

<b>Division:</b>	University District		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 Storey		
<b>Size:</b>	1,367 sq.ft.	<b>Age:</b>	2018 (6 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Low Maintenance Landscape, No Neighbours Behind, Street Light		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 215
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding , Brick, Cement Fiber Board, Wood Frame	<b>Zoning:</b>	M-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Double Vanity, No Animal Home, No Smoking Home, Pantry, Quartz Counters		

**Inclusions:** None

Open House Jun2 29th 3 - 5pm. This is your opportunity to own an exquisite townhome located in the sought-after University District. This sleek 3-storey home features 9ft ceiling through the living space, 2 bedrooms with ensuites, engineered hardwood floors, quartz countertops, an oversized single garage, and low monthly maintenance fees. The ground floor includes a large flex room perfect for a home office or exercise room. The open-concept second floor offers a spacious living room with a balcony, a dining room, and a modern white kitchen with Bosch stainless steel appliances, quartz counters, a walk-in pantry, and a gas stove/convection oven. The top floor has two bedrooms with ample closet space and private ensuites, a laundry area with a stacked washer and dryer, and additional features like an Ecobee thermostat, custom window blinds, and a natural gas line for a BBQ. Residents enjoy a central courtyard with a playground, gardens, benches, and picnic tables. This pet-friendly community is within walking distance to all amenities, and is close to the University of Calgary, hospitals, Market Mall, and downtown.