

917A 32 Avenue NW
Calgary, Alberta

MLS # A2202156



\$550,000

Division:	Cambrian Heights		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	889 sq.ft.	Age:	1964 (61 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Garage Door Opener, Oversized, Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Interior Lot, Landscaped, Low Maintenance Landscap		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Metal Siding , Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance		

Inclusions: N/A

Welcome to this beautifully updated half-duplex in the sought-after Cambrian Heights community—a prime location just moments from SAIT, the University of Calgary, Confederation Park, shopping, and downtown Calgary! Boasting nearly 1,500 sqft of thoughtfully designed living space, this home seamlessly blends modern upgrades with cozy charm. The bright and airy living spaces feature gleaming hardwood floors, while large windows flood the home with natural light. The stunning kitchen is a chef’s dream, offering custom two-tone cabinetry, quartz countertops, stainless steel appliances, and open shelving—perfect for entertaining. The main floor includes two spacious bedrooms and an elegantly updated 4-piece bathroom. Downstairs, a fully finished basement with a separate entrance provides additional versatility—featuring a huge family room, third bedroom, another full 4-piece bath, and ample storage. A shared laundry room is conveniently accessible for both levels. This home has been freshly painted throughout and upgraded with newer windows, a roof, hot water tank, and furnace, ensuring peace of mind for years to come. Outside, enjoy a fully fenced, south-facing backyard with a newer deck and pergola, creating the perfect outdoor retreat. The oversized single under-drive garage (21’ deep!) offers ample parking and storage. Located just steps from parks, tennis courts, top-rated schools, transit, and urban amenities, this home is the perfect fit for families, professionals, or investors alike.