

# \$579,900 - 6129 32 Avenue Nw, Calgary

MLS® #A2217636

**\$579,900**

4 Bedroom, 3.00 Bathroom, 1,249 sqft

Residential on 0.07 Acres

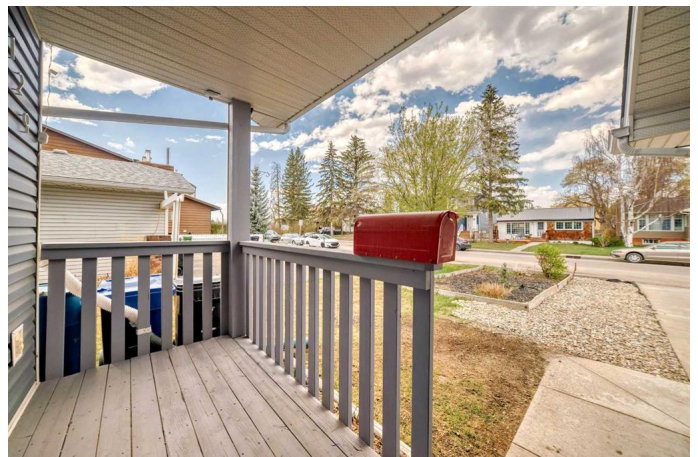
Bowness, Calgary, Alberta

Honey, stop the car! This lovingly updated 3+1 bedroom home is move-in ready and boasts a large sunny south-facing backyard, located just half a block from the river and Shouldice Park. It features a nice open layout with a single attached garage, parking pad, fenced yard, garden beds and no condo fees!

Some of the highlights include brand new siding, a new sliding patio door, and all-new LVP flooring throughout. There's also a brand new 4-piece bathroom, new blinds, and Alexa-controlled fan/lights, among other updates.

The home welcomes you with new modern flooring and a large entrance with a 1/2 bath powder room and main floor laundry. The layout flows into a well-lit living room, which connects to a sunny dining room with large windows and a patio door leading to a two-tiered deck. The kitchen has been recently updated with epoxy counter tops, modernized cabinets, brand new appliances and is spacious enough for a movable island, perfect for families and entertaining.

Upstairs, you'll find a large primary bedroom with 10-foot ceilings, two additional bedrooms, and a brand new renovated bathroom. The fully finished basement offers a bedroom/rec room area with a walk-in closet, another updated bathroom, and plenty of additional storage.



Other recent updates include a freshly painted interior with flat ceilings, new ceiling fan, a newer rear deck, and a newer high-efficiency furnace and hot water tank. The location is fantastic, with a short walk to the Bow River, Shouldice Park and Pool, close to transportation, minutes from two hospitals, a short commute to Downtown, and easy access to the mountains. Call your favorite realtor today to view this lovely and move in ready home.

Built in 1997

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2217636               |
| Price          | \$579,900              |
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,249                  |
| Acres          | 0.07                   |
| Year Built     | 1997                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 6129 32 Avenue Nw |
| Subdivision | Bowness           |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3B 0J9           |

### Amenities

|                |   |
|----------------|---|
| Parking Spaces | 2 |
|----------------|---|

|              |                                     |
|--------------|-------------------------------------|
| Parking      | Parking Pad, Single Garage Attached |
| # of Garages | 1                                   |

### Interior

|                   |                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), High Ceilings, No Smoking Home, Vinyl Windows, Walk-In Closet(s)                                        |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | Forced Air                                                                                                              |
| Cooling           | None                                                                                                                    |
| Has Basement      | Yes                                                                                                                     |
| Basement          | Finished, Full                                                                                                          |

### Exterior

|                   |                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------|
| Exterior Features | Garden, Private Yard                                                                    |
| Lot Description   | Back Yard, Garden, Interior Lot, Landscaped, Low Maintenance Landscape, Rectangular Lot |
| Roof              | Asphalt Shingle                                                                         |
| Construction      | Vinyl Siding, Wood Frame                                                                |
| Foundation        | Poured Concrete                                                                         |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 6th, 2025 |
| Days on Market | 5             |
| Zoning         | M-C1          |

### Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | RE/MAX Real Estate (Central) |
|----------------|------------------------------|

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