

# \$365,000 - 533 32 Avenue Ne, Calgary

MLS® #A2211299

**\$365,000**

3 Bedroom, 2.00 Bathroom, 1,254 sqft  
Residential on 0.00 Acres

Winston Heights/Mountview, Calgary, Alberta

Look no further for your little slice of family home ownership in this prime inner-city location. Super-convenient to schools and shopping, and easy commuter and escape routes to and to out-of-town. Like to golf? Right across the street is 18 hole Winston Golf Club! One of the largest units in the complex, with 3 bedrooms & fully finished basement - tastefully renovated in modern colours and finishes, and shows beautifully! Grey vinyl flooring is found throughout the main floor, and the living room offers a cozy gas corner fireplace and large windows, and a convenient dining area, also flooded with natural light. The kitchen boasts an abundance of white cabinets with grey countertops and glass tile back splash, upgraded Stainless steel appliances and a pass-through to the living room, affording an open concept feel. There is also a renovated 1/2 bath and access to a really great size patio that overlooks a south-facing green space! Upstairs, you'll find a generous master bedroom + 2 more beds and a renovated and enlarged full, 4-piece bath. The lower level is fully developed with family room, really cute office area, flex room w/closet, + utility area with washer & dryer. This home is pet friendly too! Call and book your private showing today. You will not be disappointed!

Built in 1955

## Essential Information



MLS® #	A2211299
Price	\$365,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,254
Acres	0.00
Year Built	1955
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	533 32 Avenue Ne
Subdivision	Winston Heights/Mountview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 2H3

### **Amenities**

Amenities	None, Parking
Parking Spaces	2
Parking	Off Street, Stall

### **Interior**

Interior Features	Open Floorplan, Pantry, See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Awning(s)
Lot Description	Back Lane, Level, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 12th, 2025
Days on Market	4
Zoning	M-C1

### **Listing Details**

Listing Office	CIR Realty
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