

# \$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
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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	3
Zoning	M-C1

### Listing Details

Listing Office	RE/MAX Real Estate (Central)
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