

608 32 Avenue NE  
 Calgary, Alberta

MLS # A2237047



**\$309,900**

|                  |                                                  |               |                   |
|------------------|--------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Winston Heights/Mountview                        |               |                   |
| <b>Type:</b>     | Residential/Four Plex                            |               |                   |
| <b>Style:</b>    | 2 Storey                                         |               |                   |
| <b>Size:</b>     | 853 sq.ft.                                       | <b>Age:</b>   | 1955 (70 yrs old) |
| <b>Beds:</b>     | 2                                                | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Parking Pad                                      |               |                   |
| <b>Lot Size:</b> | 0.14 Acre                                        |               |                   |
| <b>Lot Feat:</b> | Back Lane, Landscaped, Low Maintenance Landscape |               |                   |

|                    |                          |                   |        |
|--------------------|--------------------------|-------------------|--------|
| <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> | \$ 292 |
| <b>Basement:</b>   | Finished, Full           | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame | <b>Zoning:</b>    | R-CG   |
| <b>Foundation:</b> | Poured Concrete          | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Kitchen Island           |                   |        |

|                    |     |  |  |
|--------------------|-----|--|--|
| <b>Inclusions:</b> | N/A |  |  |
|--------------------|-----|--|--|

Welcome to this charming and well-maintained 2-bedroom, 1-bathroom townhouse nestled in the heart of Winston Heights-Mountview. This bright and inviting home is the perfect blend of comfort and convenience, ideal for first-time buyers, down-sizers, or investors. Step inside to discover beautiful hardwood flooring throughout with plenty of natural light. The functional layout offers a spacious living area, dining area and a bright kitchen with ample cabinet and counter space. The upper level offers two generous bedrooms and a 4-piece bathroom. the full basement with large recreation room offers plenty of room for your family along with ample storage space and a laundry room. This turnkey property is located in one of Calgary's most desirable inner-city neighbourhoods, you'll love the easy access to parks, schools, transit, and major roadways. All the amenities of downtown Calgary are just minutes away, while still enjoying the quiet, community feel of Winston Heights-Mountview. Don't miss your chance to own a move-in ready home in a prime location!