

1043 32 Avenue NW  
Calgary, Alberta

MLS # A2311035



## \$800,000

<b>Division:</b>	Cambrian Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,117 sq.ft.	<b>Age:</b>	1962 (64 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	220 Volt Wiring, Alley Access, Attached Carport, Double Garage Detached, D		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Garden, Rectangular Lot, Street Lighting,		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Slate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle, Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Stone Counters, Vaulted Ceiling(s)		
<b>Inclusions:</b>	N/A		

Welcome home to this beautifully maintained and upgraded 4-level split home in the heart of desirable Cambrian Heights. Nestled on a tree-lined street, this property offers exceptional curb appeal with mature Mayday trees, expansive landscaping, steel roofing, and faces a permanent green space and dog park. Inside, you'll find a bright and inviting open-concept layout featuring large floor-to-ceiling windows, natural hardwood and slate flooring, with an abundance of natural light throughout the main living and dining areas. The updated kitchen showcases rich wood cabinetry, stone countertops, contemporary backsplash details, and a functional breakfast bar perfect for family catch-ups and entertaining. The dining room and living room share a beautiful vaulted ceiling that adds to the character. This home has 3 bedrooms upstairs with a renovated, 5-piece double-sink bathroom. The third level has direct access to the backyard with a second bath and media space. The 3-piece bathroom is off the hall with another storage closet. The living room on this level has a gas fireplace, built-in shelving, and a private office. The basement has another rec room, a dedicated storage room, and the 4th bedroom. You will also find the laundry and utility room here, providing a central vacuum system, water softener and an installed security system. A standout feature of the home is the impressive, heated, oversized rear double garage, complete with 220v supply, workbenches, high ceilings, extensive lighting, and very spacious loft storage &mdash; an ideal space for hobbyists, tradespeople, extra workspace and organization, or just a comfortable place to park your vehicle. There is also another single garage off the tandem driveway in the front. The backyard has mature spruce trees providing shade and privacy, creating a peaceful outdoor setting for relaxing or hosting

guests. There is a natural gas BBQ line, so you'll never run out of propane mid-steak. Conveniently located close to schools, Confederation Park, the Winter Club, shopping plazas with local businesses, transit, and major routes, this exceptional property offers the perfect balance of character, functionality, and location.