

# \$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	11
Zoning	M-C1

### Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.