



\$ 459,900.00

## 4811 32 AVENUE NW CALGARY

<https://paulbrinton.com>

Outstanding location for this renovated three-bedroom bungalow. Easy access to downtown, walk to Market Mall, the Children's Hospital or University of Calgary. Numerous upgrades have recently been completed including: Newly renovated kitchen and main bathroom, vinyl plank flooring , carpet and a new rear fence. Living room with hard wood...

- 3 beds
- 1 bath
- Detached
- Residential
- Active

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## BASIC FACTS

**Style:** Bungalow

**MLS ® #:** A1155875

**Type:** Detached

**Bedrooms:** 3

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Not a Condo

**Post Updated:** 2021-11-29 17:00:30

**Bathrooms:** 1

**Bedrooms Above Grade:** 3

**Date added:** 11/28/21

**Lot size:** 5759 sq ft

**Year built:** 1964

**Parking:** Off Street

## PROPERTY FEATURES

**Total Parking:** 4

**Community Features:** Park,Schools  
Nearby,Playground,Sidewalks,Street  
Lights,Shopping Nearby

**Fencing:** Fenced,Partial

**Cooling:** None

**Interior Features:** No Animal Home,No  
Smoking Home

**Roof Type:** Asphalt Shingle

**Flooring:** Carpet,Hardwood,Tile,Vinyl

**Exterior Features:** Private Yard

**District:** CAL Zone NW

**Inclusions:** None

**Lot Features:** Back Lane,Front Yard

**Heating Type:** Forced Air,Natural Gas

## PROPERTY INFORMATION

**Basement:** Full, Partially Finished

**Laundry features:** In Basement

**Transaction Type:** For Sale

**Levels:** One

**Zoning:** R-C1

**List Price Square Foot:** \$ 511.00



**Title Land:** Fee Simple

**Rooms Above Grade:** 6

**Construction Materials:** Mixed

**Foundation:** Poured Concrete

**Appliances:** Dryer,Electric  
Stove,Refrigerator,Washer

**Subdivision Name:** Montgomery

**Lot Size Acres:** 0.13

**Photo Count:** 27

**Unit Exposure:** N

**Suite:** No

**Frontage Metres:** 14.62M 48`0"

**Living Area SF:** 900.00

**Structure Type:** House

**Restrictions:** None Known

