

# \$695,000 - 4075 32 Avenue Nw, Calgary

MLS® #A2233093

**\$695,000**

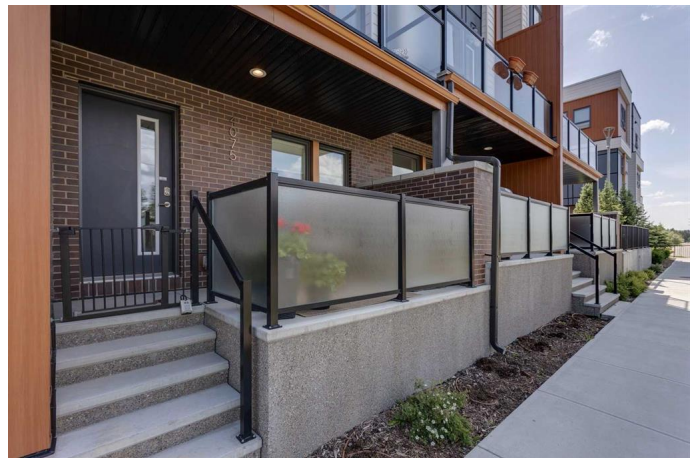
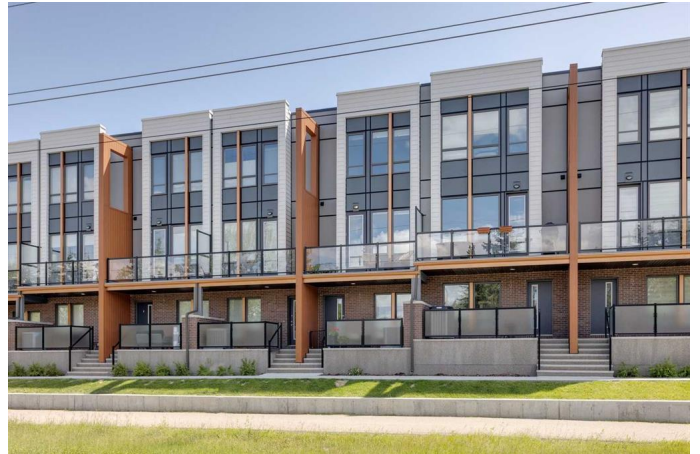
2 Bedroom, 3.00 Bathroom, 1,438 sqft

Residential on 0.00 Acres

University District, Calgary, Alberta

This impeccably designed, nearly-new 1,430+ SQFT three-storey townhouse makes an immediate impression with its private balcony entry (with BBQ/fireplace gas line) and a versatile foyer - perfect for a home office, gym, or den. Ascend the stairs to an expansive main living level, where natural light fills an open-concept space, highlighting an exceptionally appointed kitchen. Generous cabinetry and expansive quartz countertops, the kitchen is also equipped with high-end Bosch appliances and a pantry for all your culinary needs.

The home is further distinguished by luxurious engineered hardwood flooring carried throughout—no carpet! The spacious living and dining areas offer an ideal setting for relaxed living and sophisticated entertaining + access to a second balcony - the perfect place to enjoy a morning coffee or evening drink! On the upper floor, find two generously sized ensuite bedrooms - including spacious primary suite that comfortably accommodates a king-sized bed + adjacent bath with double vanities and a walk-in shower. Central A/C keeps the entire home cool through the summer months! The fully-finished single garage is drywalled and painted, and provides added convenience with a back-entry door for easy access to nearby visitor parking or a short walk to the central courtyard within the development - featuring community gardens, playground, and picnic areas. Primely located in University District—which offers an



exceptional mix of retail, dining, and everyday conveniences. Stroll through landscaped parks, pick-up groceries, or catch a movie—all steps from your door. Ideally situated minutes from the University of Calgary, Foothills Medical Centre & Alberta Children's Hospital, Market Mall, and transit to downtown.

Built in 2021

### Essential Information

MLS® #	A2233093
Price	\$695,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,438
Acres	0.00
Year Built	2021
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	4075 32 Avenue Nw
Subdivision	University District
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 6G6

### Amenities

Amenities	Park, Picnic Area, Playground, Community Gardens
Parking Spaces	1
Parking	Single Garage Attached
# of Garages	1

## Interior

Interior Features	Breakfast Bar, Double Vanity, Quartz Counters
Appliances	Built-In Gas Range, Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	Central Air
Basement	None

## Exterior

Exterior Features	BBQ gas line, Private Entrance
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Brick, Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 20th, 2025
Days on Market	6
Zoning	M-G

## Listing Details

Listing Office	Charles
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