

# \$699,000 - 6427 32 Avenue Nw, Calgary

MLS® #A2249128

**\$699,000**

3 Bedroom, 1.00 Bathroom, 857 sqft

Residential on 0.13 Acres

Bowness, Calgary, Alberta

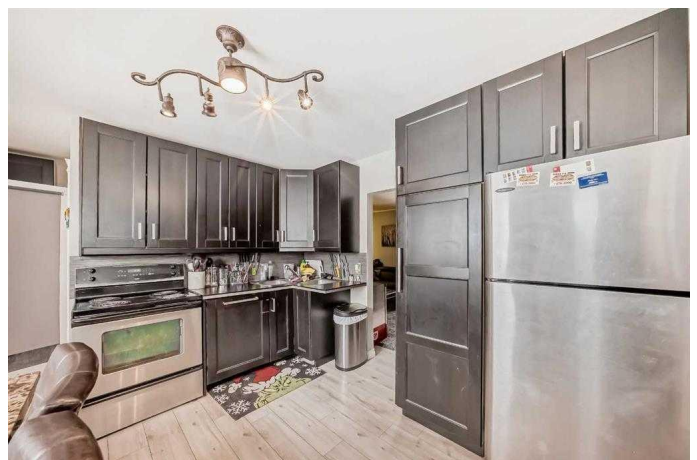
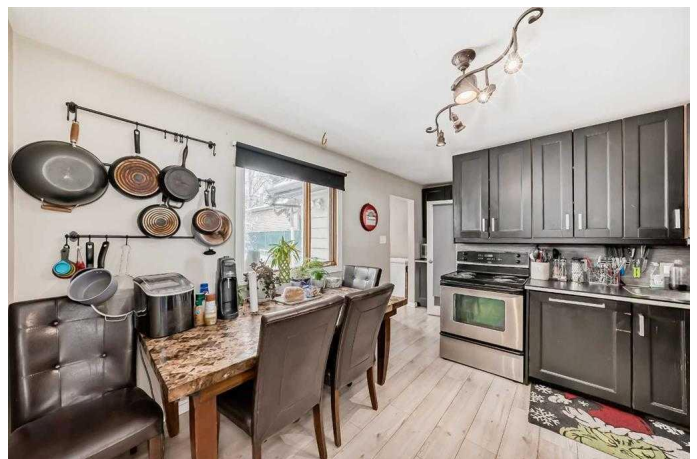
WELCOME TO THIS 3 BDRM home on an oversized 50 x 112 foot RCG south rear lot in good central Bowness location. Close to the new Superstore and shopping, main route, transit and much more. Major updates to the home include 100amp electrical, updated main bathroom including large walk-in shower, 14 year old furnace and shingles, eastroughs and soffits. Partailly renovated, laminate flooring throughout, huge entrance/porch spacious living room and a good sized kitchen with eating area. The basement is partial and good for an office downstairs or play room. Huge back yard fully fenced with a large deck, perfect for summer bbq's. Lots of room for RV and off street parking! Build your dream garage on this lot and enjoy sunny days in your south backyard with large garden! Close access to 16th Ave and the mountains, C.O.P, UofC, Children's and foothills hospitals and only 15 mins to downtown!

Directions:

Built in 1954

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2249128  |
| Price          | \$699,000 |
| Bedrooms       | 3         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 857       |



|            |             |
|------------|-------------|
| Acres      | 0.13        |
| Year Built | 1954        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bungalow    |
| Status     | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 6427 32 Avenue Nw |
| Subdivision | Bowness           |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3B0K3            |

### Amenities

|                |                      |
|----------------|----------------------|
| Parking Spaces | 2                    |
| Parking        | Parkade, Parking Pad |

### Interior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Interior Features | Closet Organizers                                            |
| Appliances        | Electric Stove, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | High Efficiency, Natural Gas                                 |
| Cooling           | None                                                         |
| Has Basement      | Yes                                                          |
| Basement          | Finished, Full                                               |

### Exterior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Exterior Features | Playground                                      |
| Lot Description   | Back Lane, Back Yard, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                                 |
| Construction      | Unknown                                         |
| Foundation        | Poured Concrete                                 |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 13th, 2025 |
| Days on Market | 2                 |
| Zoning         | R-CG              |

### Listing Details

Listing Office

TREC The Real Estate Company

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