

# **\$374,900 - 3048 32a Avenue Se, Calgary**

MLS® #A2217075

**\$374,900**

3 Bedroom, 1.00 Bathroom, 983 sqft

Residential on 0.08 Acres

Dover, Calgary, Alberta

Welcome home to this beautifully renovated 2 Story duplex in Dover. On entrance to this 3 bedroom home, you will fall in love with the large kitchen, complete with new appliances, an abundance of cabinets and countertop, surrounded with a fresh look of white tile. A unique contribution to this space is a custom built granite breakfast bar, separating the Kitchen and Living Room. New vinyl plank flooring flows throughout the main floor making this a very comfortable space to enjoy your family. Upstairs you will find 3 good sized bedrooms, with the primary bedroom focus point being a large built in closet with his and her closet space, show racks and shelving separating the two. The 4 piece bathroom features a new sink and vanity, large mirror with custom wood finishing, new flooring and toilet. Additionally, fresh paint has recently been added throughout this great home. Other details to this home include new doors, new baseboard and moulding, new lighting, new ceiling fans as well as the shingles being replaced about 5 years ago. The basement is partially finished (older) and is a great space for future re-development and upgrading. The back yard is a highlight as it is open to the green space and walking path, giving you access to enjoy a very large space with your family. This move in friendly home is the perfect solution for a single first time buyer, young couple looking to become homeowners or a young family looking for adequate space to enjoy their family. Newly renovated, vacant



and ready for a quick possession. Book your viewing today!

Built in 1971

### Essential Information

MLS® #	A2217075
Price	\$374,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	983
Acres	0.08
Year Built	1971
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	3048 32a Avenue Se
Subdivision	Dover
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2B0J3

### Amenities

Parking Spaces	2
Parking	Driveway, Off Street

### Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), No Smoking Home, See Remarks
Appliances	Dishwasher, Refrigerator, Stove(s)
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	None
Lot Description	Irregular Lot
Roof	Asphalt Shingle
Construction	Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 3rd, 2025
Days on Market	10
Zoning	R-CG

## Listing Details

Listing Office	CIR Realty
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