

# \$899,900 - 1043 32 Avenue Nw, Calgary

MLS® #A2267786

**\$899,900**

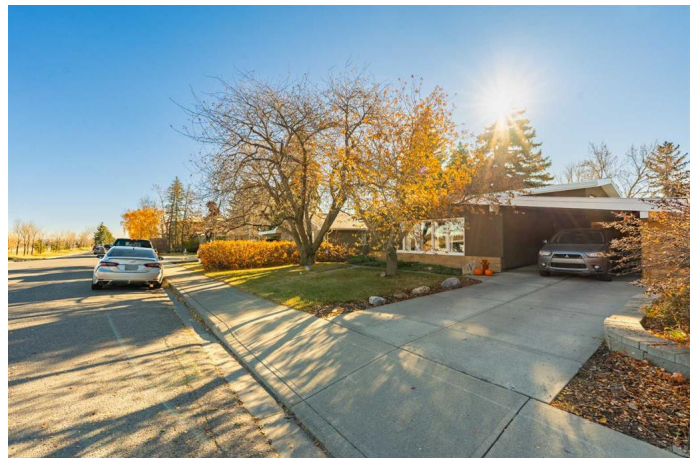
4 Bedroom, 2.00 Bathroom, 1,096 sqft

Residential on 0.12 Acres

Cambrian Heights, Calgary, Alberta

Gorgeous home in the inner-city neighborhood of Cambrian Heights. This home has a total of four bedrooms and two full bathrooms. Three beautiful living rooms in all three levels; ideal rooms for entertaining and privacy for your growing family. This home is located across from a huge greenspace that is ideal for dog walking; steps away from the fabulous Confederation Park with all the walking/cycling pathways and if you like golf; there is the Confederation Golf course. The solid build of this home includes reliable and quality appliances, convenience of a central vac system, water softener, and a pre-installed alarm system. A beautiful mature backyard with plenty of mature trees and fully fenced for privacy. This private and intimate backyard has many future options growing plants and veggies and there is natural gas for your BBQ. There are plenty of room to park your vehicles with a long extended driveway for an extra vehicle along with covered carport for a small RV and this extends to a single car garage space that has multiple use such as for a small car or even a workshop. In the back with rear lane access there is a superior oversized, gas heated garage with large shop space, 220v wiring and a massive accessible attic for storage. Don't miss out on this one; truly an exceptional home call for your private viewing today.

Built in 1962



## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2267786      |
| Price          | \$899,900     |
| Bedrooms       | 4             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 1,096         |
| Acres          | 0.12          |
| Year Built     | 1962          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 1043 32 Avenue NW |
| Subdivision | Cambrian Heights  |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2K 0B3           |

## Amenities

|                |                                                         |
|----------------|---------------------------------------------------------|
| Parking Spaces | 5                                                       |
| Parking        | Carport, Double Garage Detached, Single Garage Attached |
| # of Garages   | 3                                                       |

## Interior

|                   |                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Vaulted Ceiling(s)                                                                                                               |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings |
| Heating           | Forced Air                                                                                                                       |
| Cooling           | None                                                                                                                             |
| Fireplace         | Yes                                                                                                                              |
| # of Fireplaces   | 1                                                                                                                                |
| Fireplaces        | Gas                                                                                                                              |
| Has Basement      | Yes                                                                                                                              |
| Basement          | Full                                                                                                                             |

## Exterior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Exterior Features | None                                                                           |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot, Street Lighting |
| Roof              | Metal                                                                          |
| Construction      | Stucco, Wood Frame                                                             |
| Foundation        | Poured Concrete                                                                |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 28th, 2025 |
| Days on Market | 1                  |
| Zoning         | R-CG               |

**Listing Details**

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

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