

\$645,000 - 425 32 Avenue Nw, Calgary

MLS® #A2224611

\$645,000

2 Bedroom, 2.00 Bathroom, 1,570 sqft

Residential on 0.06 Acres

Mount Pleasant, Calgary, Alberta

You've likely come across real estate listings with descriptions that claim "this is an opportunity not to be missed" or "a rare find". These write ups can be met with a healthy dose of skepticism, as the property appears to be all too familiar. In this particular instance there shouldn't be any eye rolling as this single family home has a distinctive combination of inner-city location, attached garage, no condo fees, affordability, and a massive private backyard with adjacent green space. Located in the vibrant community of Mount Pleasant this 2 storey home has approximately 2000 square feet of developed living space. The main floor features many recent updates such as the professionally designed kitchen with newer stainless steel appliances, wrap around quartz countertops, floor to ceiling custom cabinetry, designer paint colours, hardwood floors as well as newer windows. The second storey is very nicely laid out with 2 good sized bedrooms, each with a walk-in closet, a den/office space and a 4 piece bathroom with a cheater door, separate shower and large jetted tub. The basement is where you will find the door to the garage, tons of storage space and a flex area you could use for a family room, office, murphy bed etc. You will enjoy the convenience of having an attached garage with ample storage. Need extra parking? No problem, as there is a driveway as well as on street parking. With virtually a maintenance free exterior of stucco, brick



and vinyl windows you can simply enjoy your huge south facing backyard, bbq's on your deck and all inner city living has to offer.

Some of the other features and/or updates of the property is the gas fireplace with marble surround, walk-in closet in primary bedroom as well as the 2nd bedroom, large basement windows, new hot water tank, newer furnace, newer lux windows, radon tested in 2021 with results well below threshold, back gate directly into City of Calgary green space, and a full set of stairs off the deck to the spacious yard.

Built in 1993

Essential Information

MLS® #	A2224611
Price	\$645,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,570
Acres	0.06
Year Built	1993
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	425 32 Avenue Nw
Subdivision	Mount Pleasant
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 4V2

Amenities

Parking Spaces	2
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Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Refrigerator, Stove(s), Washer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Insert, Marble
Has Basement	Yes
Basement	Finished, Partial

Exterior

Exterior Features	Garden, Private Yard, Storage
Lot Description	Back Yard, Backs on to Park/Green Space, Few Trees, Landscaped, Low Maintenance Landscape, Rectangular Lot, Yard Drainage
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 27th, 2025
Days on Market	3
Zoning	RCG

Listing Details

Listing Office	CIR Realty
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