



THE
A-TEAM

**RE/MAX
FIRST**

6411 32 Avenue, Calgary T3B 0K3

MLS® #: **A2181319**

Area: **Bowness**

Listing Date: **02/25/25**

List Price: **\$749,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1955**

Lot Information

Lot Sz Ar: **5,640 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,396**

Low Sqft:

Ttl Sqft: **1,396**

DOM

0

Layout

Beds: **3 (2 1)**

Baths: **2.5 (2 1)**

Style: **1 and Half Storey**

Parking

Ttl Park: **5**

Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard**

Park Feat: **Double Garage Detached,Driveway,Oversized,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

Construction: **Composite Siding,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood,Vinyl**
Water Source:
Fnd/Bsmt: **Block,Poured Concrete,See Remarks**

Kitchen Appl: **Bar Fridge,Dishwasher,Dryer,Electric Stove,Garage Control(s),Refrigerator,Washer**
Int Feat: **No Animal Home,No Smoking Home,See Remarks**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`11" x 2`10"	4pc Bathroom	Main	7`5" x 5`6"
Bedroom	Main	11`5" x 7`11"	Dining Room	Main	11`6" x 14`1"
Foyer	Main	9`5" x 7`7"	Kitchen	Main	11`5" x 13`8"
Office	Main	17`9" x 11`2"	Bedroom - Primary	Main	11`6" x 11`9"

Family Room	Upper	17`0" x 15`3"	4pc Bathroom	Basement	9`10" x 4`11"
Other	Basement	3`6" x 5`10"	Bedroom	Basement	9`7" x 8`5"
Laundry	Basement	9`10" x 7`4"	Game Room	Basement	17`7" x 15`1"
Storage	Basement	2`0" x 8`3"	Furnace/Utility Room	Basement	4`3" x 4`11"

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **3239GR**

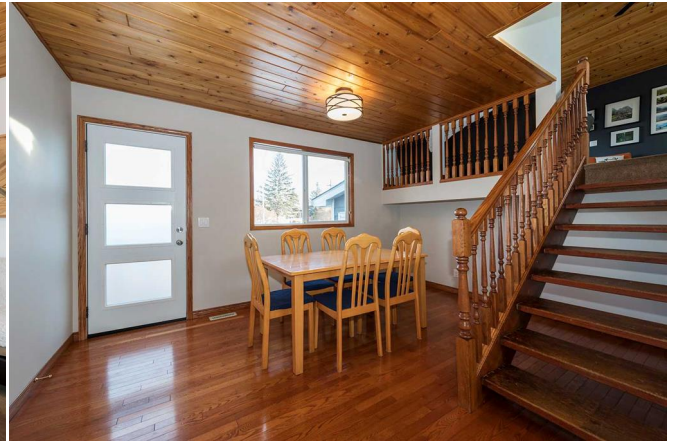
Zoning: **R-CG**

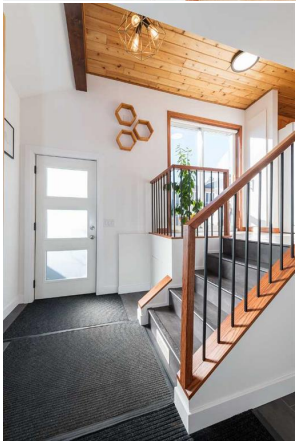
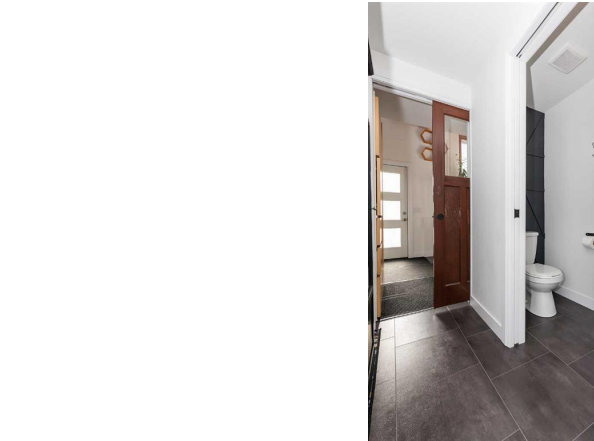
Remarks

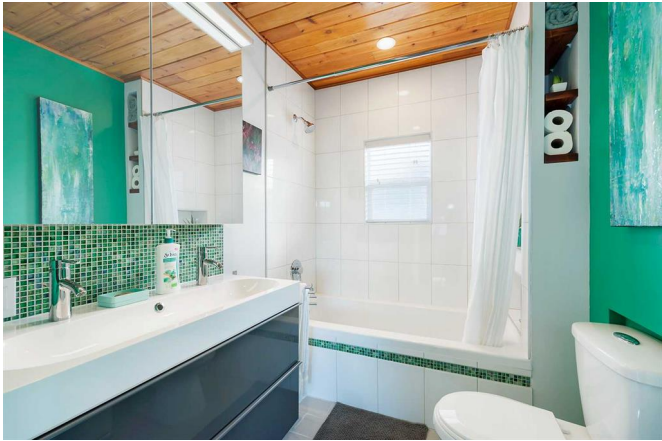
Pub Rmks: **Open House: Saturday March 1st & Sunday March 2nd from 2pm-4:30pm! This versatile one and half story home which feels more like split level is more than a home—it's a lifestyle! Perfect for families, entrepreneurs, or those seeking income potential. The bright upper-level living room with vaulted ceilings and a gas fireplace is ideal for cozy family time. The private main-level office (with its own entrance, bathroom/powder room, parking & rough-in for a future kitchenette) is currently used for photography but is perfect for a home-based business—massage therapy, real estate, mortgage broker, painter or a creative studio! The freshly updated lower-level space is great for guests, a nanny, teens, or potentially a future rental illegal suite. (Please note that the basement is not currently suited, but it offers great potential as an illegal suite. Although the entrance is shared, there are opportunities to enhance its privacy, even if the shared entrance remains.) The oversized garage doubles as a woodworking shop, and the south-facing backyard is a private oasis. Steps from parks, trendy spots, new strip malls & a quick drive to the mountains. See the photos & book your showing today—this rare find won't last! ----- Cette maison polyvalente d'un étage et demi qui ressemble plus à un logement à niveaux multiples est plus qu'une maison : c'est un style de vie! Le salon lumineux à l'étage, avec ses plafonds voûtés et son foyer au gaz, est parfait pour des moments chaleureux en famille. Le bureau privé au rez-de-chaussée (avec son entrée indépendante, salle de bain indépendante, stationnement et installations pour une future kitchenette) est actuellement utilisé pour la photographie, mais il est parfait pour une entreprise à domicile—massothérapie, courtier immobilier, courtier hypothécaire, peintre ou studio créatif! L'espace récemment rénové au sous-sol est idéal pour des invités, une nounou, des adolescents ou même une future suite à louer. (Veuillez noter que le sous-sol n'est pas actuellement aménagé pour la location, mais il offre un excellent potentiel pour un appartement intergénérationnel. Bien que l'entrée soit partagée, il existe des possibilités d'améliorer son intimité, même si l'entrée commune demeure.) Deux espaces dans cette maison peuvent vous aider à couvrir votre hypothèque! Le garage surdimensionner fait également office d'atelier de menuiserie, et la cour arrière orientée plein sud est une véritable oasis privée. À quelques pas des parcs, des boutiques branchées, des nouveaux centres commerciaux et à une courte distance des montagnes. Voyez les photos et réservez votre visite dès aujourd'hui—cette perle rare ne restera pas longtemps sur le marché!**

Inclusions: **Central Vacuum, Shed, Bedroom Wardrobes Unit (if desired, could be removed if not needed), 2x Garage Door Openers, storage unit in the office with blue doors**
 Property Listed By: **RE/MAX Realty Professionals**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









6411 32 Ave NW, Calgary, AB

Main Floor Exterior Area 1081.59 sq ft
Interior Area 1000.68 sq ft

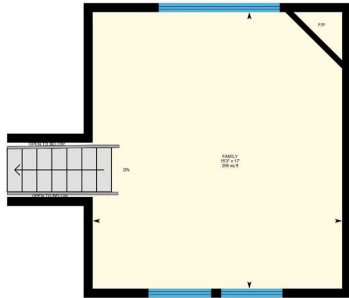


0 3 6 M PREPARED: 2024/10/02

While regions are excluded from total floor area in GUCDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

6411 32 Ave NW, Calgary, AB

2nd Floor Exterior Area 374.55 sq ft
Interior Area 275.13 sq ft
Excluded Area 1.68 sq ft



0 2 4 M

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Basement (Below Grade) Exterior Area 525.47 sq ft
Interior Area 459.17 sq ft
Excluded Area 37.79 sq ft



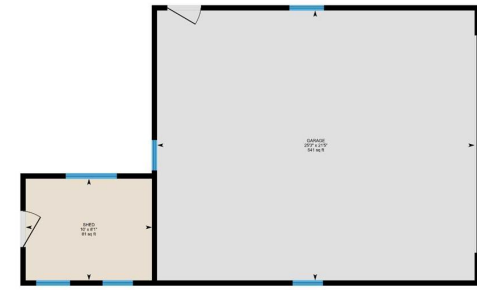
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Detached Garage Exterior Area 573.26 sq ft
Interior Area 525.25 sq ft



0 3 6 M

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