

# \$264,900 - 608 32 Avenue Ne, Calgary

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MLS® #A2262422

**\$264,900**

2 Bedroom, 1.00 Bathroom, 853 sqft

Residential on 0.14 Acres

Winston Heights/Mountview, Calgary, Alberta

Welcome to this charming and well-maintained 2-bedroom, 1-bathroom townhouse nestled in the heart of Winston Heights-Mountview. This bright and inviting home is the perfect blend of comfort and convenience, ideal for first-time buyers, down-sizers, or investors.

Step inside to discover beautiful hardwood flooring throughout with plenty of natural light. The functional layout offers a spacious living area, dining area and a bright kitchen with ample cabinet and counter space. The upper level offers two generous bedrooms and a 4-piece bathroom. the full basement with large recreation room offers plenty of room for your family along with ample storage space and a laundry room. This turnkey property is located in one of Calgary's most desirable inner-city neighbourhoods, you'll love the easy access to parks, schools, transit, and major roadways. All the amenities of downtown Calgary are just minutes away, while still enjoying the quiet, community feel of Winston Heights-Mountview.

Don't miss your chance to own a move-in ready home in a prime location!



Built in 1955

## Essential Information

MLS® # A2262422

Price \$264,900

Bedrooms 2

|                |               |
|----------------|---------------|
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 853           |
| Acres          | 0.14          |
| Year Built     | 1955          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 608 32 Avenue Ne          |
| Subdivision | Winston Heights/Mountview |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3E 8Y8                   |

### Amenities

|                |             |
|----------------|-------------|
| Amenities      | Parking     |
| Parking Spaces | 2           |
| Parking        | Parking Pad |

### Interior

|                   |                                           |
|-------------------|-------------------------------------------|
| Interior Features | Kitchen Island                            |
| Appliances        | Dishwasher, Dryer, Electric Stove, Washer |
| Heating           | Forced Air, Natural Gas                   |
| Cooling           | None                                      |
| Has Basement      | Yes                                       |
| Basement          | Finished, Full                            |

### Exterior

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Exterior Features | None                                             |
| Lot Description   | Back Lane, Landscaped, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                                  |
| Construction      | Vinyl Siding, Wood Frame                         |
| Foundation        | Poured Concrete                                  |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 5th, 2025 |
| Days on Market | 3                 |
| Zoning         | R-CG              |

**Listing Details**

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

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