

\$609,900 - 311 32 Avenue Ne, Calgary

MLS® #A2221594

\$609,900

5 Bedroom, 4.00 Bathroom, 2,083 sqft
Residential on 0.12 Acres

Tuxedo Park, Calgary, Alberta

Great Location – Spacious &
Well-Maintained Family Home!

Welcome to this beautifully maintained property situated on a huge 5,102 sq.ft. lot – you’ll hardly notice its attached! Perfect for families with children, this home offers a massive backyard and an oversized heated double garage.

Inside, you’ll find quality finishes throughout, including a spacious living room with a charming brick corner fireplace, and a large kitchen with ceramic tile flooring. Natural light floods the home through multiple bay windows, enhancing the warm and welcoming atmosphere.

This home features two laundry rooms, one on the main floor and another on the upper level, adding convenience for busy households. The fully finished basement includes a recreation room, two additional bedrooms, and a full bathroom.

Retreat to the master bedroom, which offers a steam sauna room and great shower room for ultimate relaxation.

Additional updates include aluminum window frames installed in 2020.

Located close to transit and just minutes from downtown, this is a solidly built home that truly



has it all.

Call today to schedule your private viewing!

Built in 1989

Essential Information

MLS® #	A2221594
Price	\$609,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,083
Acres	0.12
Year Built	1989
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	311 32 Avenue Ne
Subdivision	Tuxedo Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 2H1

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Off Street
# of Garages	2

Interior

Interior Features	Bookcases, Ceiling Fan(s), Closet Organizers, Crown Molding, No Animal Home, Quartz Counters, Skylight(s), Storage, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings

Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Barbecue, Garden, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 16th, 2025
Days on Market	1
Zoning	R-C2

Listing Details

Listing Office	Grand Realty
----------------	--------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.