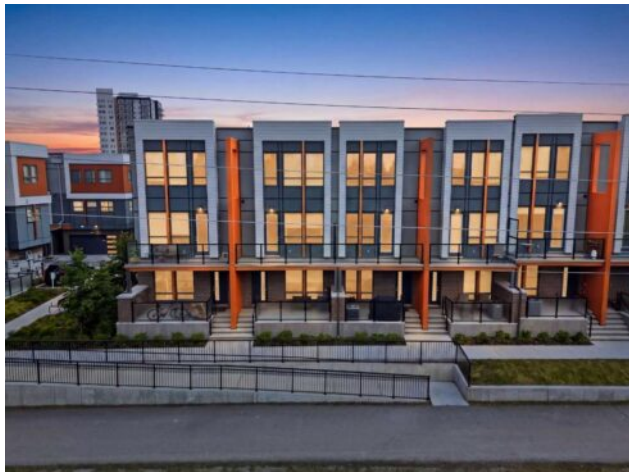


4065 32 Avenue NW
Calgary, Alberta

MLS # A2308076



\$625,000

Division:	University District		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,283 sq.ft.	Age:	2021 (5 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Tandem		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 250
Basement:	None	LLD:	-
Exterior:	Brick, Cement Fiber Board, Wood Frame	Zoning:	M-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Quartz Counters, Storage		

Inclusions: N/A

University District - 4065 32 Avenue NW: Welcome to The Ivy by Brookfield Residential. This 3-storey townhouse offers 1,282 sq ft of thoughtfully designed living space, featuring 2 primary bedrooms, 2.5 bathrooms, an attached tandem garage, and central A/C. The entry level provides access to the tandem garage and leads upstairs to a bright, open-concept main floor with hardwood flooring throughout. The spacious kitchen is complete with quartz countertops, south-facing windows, a breakfast bar with seating for three, pantry storage, and high-end Bosch stainless steel appliances, including a gas range, built-in microwave, refrigerator, dishwasher, and a Faber chimney hood fan. The central dining area flows seamlessly into the living room, with access to the balcony, and includes a convenient 2-piece powder room. Upstairs, you'll find dual primary bedrooms, each with its own 4-piece ensuite. One features dual sinks and a glass shower, while the other offers a full tub and shower. Both bedrooms include generous closet space. This level also includes stacked laundry and a separate linen closet. Additional highlights include a front-facing patio with a gas line for BBQing, a central vacuum system, and extra storage in the garage. Residents of The Ivy enjoy visitor parking and a beautifully designed central courtyard with a play area, community gardens, and gathering spaces. Step outside to experience the best of Calgary's award-winning University District. Just minutes from the University of Calgary, Foothills Medical Centre, Alberta Children's Hospital, and Market Mall, you're also surrounded by an incredible mix of shops, coffee shops, restaurants, pubs, a grocery store, and a VIP Cineplex theatre. With scenic walking and cycling paths, nearby off-leash dog parks, and quick access to Crowchild Trail, this location truly defines inner-city living. This

is a perfect opportunity for professionals, families, or investors to call University District home.