

# \$738,000 - 6411 32 Avenue Nw, Calgary

MLS® #A2181319

**\$738,000**

3 Bedroom, 3.00 Bathroom, 1,396 sqft  
Residential on 0.13 Acres

Bowness, Calgary, Alberta

\*\* Open House Saturday, April 5th from 2pm-4:30pm! \*\* This home beautifully combines comfort with opportunity, perfect for aspiring entrepreneurs! The private office is a game-changer. 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 else!

The oversized garage doubles 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!

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Cette maison polyvalente d'un Ã©tage et demi qui ressemble plus Ã un logement Ã niveaux multiples est plus qu'une maison : c'est un style de vie! Le salon lumineux Ã lâ€™Ã©tage, avec ses plafonds voÃ»tÃ©s 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 – masseothérapie, courtier immobilier, courtier hypothécaire, peintre ou studio créatif! L'espace du niveau inférieur récemment rénové est idéal pour des invités, une nounou, des adolescents ou autre!

Deux espaces dans cette maison peuvent vous aider à couvrir votre hypothèque! Le garage surdimensionné 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!

Built in 1955

## Essential Information

MLS® #	A2181319
Price	\$738,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,396
Acres	0.13
Year Built	1955
Type	Residential
Sub-Type	Detached

Style 1 and Half Storey  
Status Active

### Community Information

Address 6411 32 Avenue Nw  
Subdivision Bowness  
City Calgary  
County Calgary  
Province Alberta  
Postal Code T3B 0K3

### Amenities

Parking Spaces 5  
Parking Double Garage Detached, Driveway, Oversized, Parking Pad  
# of Garages 2

### Interior

Interior Features No Animal Home, No Smoking Home, See Remarks  
Appliances Bar Fridge, Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer  
Heating Forced Air, Natural Gas  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas, Living Room  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features Private Yard  
Lot Description Back Lane, Back Yard  
Roof Asphalt Shingle  
Construction Composite Siding, Wood Frame  
Foundation Block, Poured Concrete, See Remarks

### Additional Information

Date Listed February 25th, 2025  
Days on Market 35  
Zoning R-CG

## Listing Details

Listing Office            RE/MAX Realty Professionals

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