



**CORY PELCHAT**  
 REALTOR®  
 GRASSROOTS REALTY GROUP LTD.

**780-933-9938**  
 pelchatsold@gmail.com

**129 32 Avenue NW**  
**Calgary, Alberta**

**MLS # A2284549**



**\$935,000**

<b>Division:</b>	Tuxedo Park		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Attached-Up/Down		
<b>Size:</b>	2,062 sq.ft.	<b>Age:</b>	1979 (47 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Single Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Fruit Trees/Shrub(s), Landscaped		

<b>Heating:</b>	Forced Air, See Remarks
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full
<b>Exterior:</b>	Wood Frame, Wood Siding
<b>Foundation:</b>	Wood
<b>Features:</b>	No Animal Home, No Smoking Home

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 0
<b>LLD:</b>	-
<b>Zoning:</b>	RC2
<b>Utilities:</b>	-

**Inclusions:** -

Inner City with Long Term Tenants, There are two separate units. This is a well kept building . Great Location, Extra parking. There are sliding door to your own private deck facing the sun. The private fenced yard is always a plus. Both units are well kept and of a decent size for comfortable living. Just a few steps from Center street and direct access to downtown. Tenants need at least 24 hours notice!