

\$975,000 - 2030 32 Avenue Sw, Calgary

MLS® #A2110490

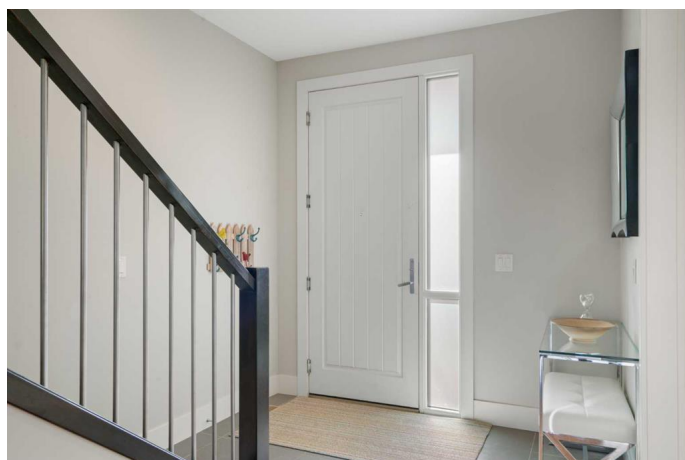
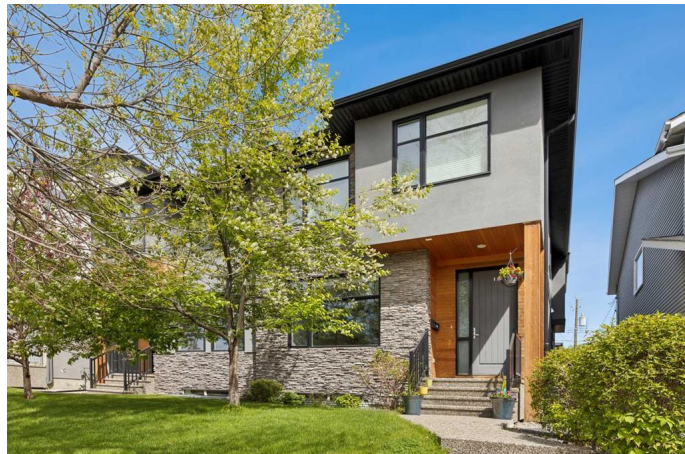
\$975,000

4 Bedroom, 4.00 Bathroom, 2,041 sqft

Residential on 0.07 Acres

South Calgary, Calgary, Alberta

Welcome to this exquisite inner-city home, within the fantastic community of South Calgary, just steps away from the Marda Loop strip! It boasts a contemporary design and open concept floor plan bathed in natural light with high-end finishes throughout. Upon entry, notice the beautiful hardwood flooring, high ceilings and Hunter Douglas window treatments throughout. The main level welcomes you with a chef's kitchen, featuring quartz countertops, custom cabinetry and stainless steel appliances including a gas stove and a large center island perfect for entertaining. Adjacent to the kitchen, the dining room offers clear sightlines throughout, creating the ideal space for gatherings and celebrations. The living room has oversized windows which frame views of the backyard, while a beautiful full height fireplace adds a touch of warmth. The main level is completed with a fantastic office space, perfect for professionals working from home. Upstairs, three spacious and bright bedrooms, including a great primary suite complete with a generous walk-in closet and ensuite boasting dual sinks, soaker tub, and a separate steam shower! For added convenience, the upper level also features a laundry room with ample storage, sink and hanging spaces. The finished basement offers an additional living space, with a massive rec room and wet bar which is perfect for movie nights or family gatherings. The fourth large bedroom and full bathroom provides comfort and privacy for guests



visiting. An added bonus in this home, central air conditioning, keeping you cool in those hot Calgary summers! Step outside to a fantastic exposed aggregate patio perfect for outdoor entertaining. Enjoy the convenience and security of a double detached garage, ample space for two vehicles and additional storage. Located mere minutes from the trendy shops, restaurants, and vibrant nightlife of Marda Loop, as well as schools, parks, and scenic walking paths, this is truly a stunning home in an unbeatable location. Don't miss your chance to experience luxury living at its finest â€” schedule your private showing today!

Built in 2011

Essential Information

MLS® #	A2110490
Price	\$975,000
Sold Price	\$962,500
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,041
Acres	0.07
Year Built	2011
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	2030 32 Avenue Sw
Subdivision	South Calgary
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 1W6

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Breakfast Bar, Built-in Features, Double Vanity, French Door, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Walk-In Closet(s), Wet Bar
Appliances	Central Air Conditioner, Dishwasher, Dryer, Gas Oven, Microwave, Range Hood, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Full
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Marble
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped
Roof	Asphalt Shingle
Construction	Cedar, Stone, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	June 20th, 2024
Date Sold	July 3rd, 2024
Days on Market	13
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Greater Property Group
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