

\$1,550,000 - 1708 32 Avenue Sw, Calgary

MLS® #A2116238

\$1,550,000

4 Bedroom, 4.00 Bathroom, 2,538 sqft

Residential on 0.10 Acres

South Calgary, Calgary, Alberta

Welcome to the sought after community of South Calgary/Marda Loop.....Here you will find this meticulously crafted 2-storey Custom Built home offering a blend of elegance, functionality, and comfort. Situated next to a large Park/Greenspace, where there is access to the outdoor Swimming Pool, Beach Volleyball, Soccer fields, The Community Centre, and The Calgary Public Library..."Great for a Growing Family." With over 3800 sq. ft. of living space, the stature of this home commands attention. Upon entering the receptive Foyer, to the right you will find a versatile Den, offering a quiet space perfect for a Home Office or Study. Elegant hardwood floors add warmth and sophistication to the interior on 2 levels and the beautiful glass metal staircase. Features include Heated tiled floors in all Full bathrooms, Air conditioning upstairs, and 9 ft. ceilings and 8 ft. doors which exude an air of spaciousness and elegance, accompanied by an open layout, seamlessly connecting the living room, and kitchen ideal for entertaining guests. Adorned with large double patio doors, the living room opens onto a spacious deck, extending your living space outdoors and providing a perfect spot for outdoor gatherings. Cooking will be most pleasurable in the Gourmet Kitchen with plenty of modern white cabinetry, Walk-in pantry, an over sized island, Jen-Air appliances (6 burner gas stove) quartz countertops and ample Dinning space. Lets not forget the capacious mud room with a sit



down bench, Hooks, cabinets and drawers. Upstairs, discover the Luxurious Primary Suite boasting a 2 sided gas fireplace and picturesque window....the memorable en-suite boasts a free standing soaker tub, a magnificent large glass/tiled walk in shower with bench , his and her sinks, a private conservatory, a spacious walk in closet complete with closet organizers, and a makeup desk as the center piece. This primary retreat offers a private sanctuary for relaxation and rejuvenation! Featuring a wide spaced hallway enhances the sense of flow and openness into the other 2 good sized bedrooms, Laundry room with soaker sink and 5 piece bath. The lower level of this home offers versatility with a cozy bedroom, Flex room/Gym, plenty of storage and a superior family room equipped with sound system, a Wet bar, bar fridge, and an exquisite glass encased WINE CELLAR, (Sorry wine bottles not included!) Making this ideal for entertaining and unwinding. Outside, the backyard oasis offers a skating arena at the moment but otherwise beckons with lush landscaping, a spacious deck, and a serene atmosphere. Lets not forget an oversized double garage with plenty of shelving. This home offers a myriad of amenities, including shopping, dinning, schools, parks and easy access to downtown. All conveniently located in the heart of South Calgary! This Is The Family Home you've been waiting for, where modern elegance meets unparalleled comfort!!

Built in 2016

Essential Information

MLS® #	A2116238
Price	\$1,550,000
Sold Price	\$1,610,000
Bedrooms	4

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,538
Acres	0.10
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	1708 32 Avenue Sw
Subdivision	South Calgary
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 1V9

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Bar, Built-in Features, Closet Organizers, Double Vanity, French Door, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Bar Fridge, Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Brick Facing, Double Sided, Family Room, Gas, Master Bedroom
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Landscaped, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 5th, 2024
Date Sold	April 16th, 2024
Days on Market	11
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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