

\$650,000 - 1, 1722 32 Street Sw, Calgary

MLS® #A2128188

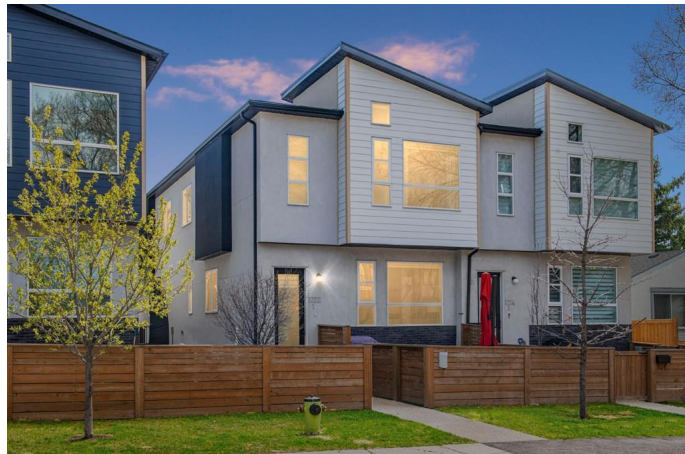
\$650,000

3 Bedroom, 4.00 Bathroom, 1,313 sqft

Residential on 0.00 Acres

Shaganappi, Calgary, Alberta

OPEN HOUSE Saturday May 11th noon-2pm. This stunning fourplex located in the fantastic community of Shaganappi offers unparalleled space and comfort across three bedrooms and three and a half bathrooms. Built in 2020, luxury finishes elevate the 1,842 square feet of developed space. As you walk up to the unit you are greeted by a spacious, west facing, fenced-in front yard with low maintenance synthetic grass, gas bbq hook-up and ample space for entertaining. The main floor features 10' ceilings, an open concept living space with a great sitting area centred around an electric fireplace, a dedicated dining space and large chef's kitchen. An expansive kitchen island, cabinetry to the ceiling, stainless steel Kitchenaid appliances, and additional storage space complete the kitchen, with a powder room rounding off the main level. Head up to the primary retreat offering high vaulted ceilings, and expansive west facing windows with custom black-out drapery, leading to a large walk-in closet filled with built-ins and connecting to the spa worthy ensuite with heated floors, a standalone tub, oversized shower, and extended vanity with double sinks. The second upstairs bedroom also boasts custom black-out drapery and its own full ensuite bathroom, with upstairs laundry providing further convenience. The finished basement offers a fun hang out space, with a wet bar, large space for a cozy sectional couch and large TV, along with a well sized bedroom featuring a walk-in closet and full four piece



bathroom. Additional highlights include a detached single car garage, in-ceiling speakers, high ceilings on main and upper floors, quartz counters, engineered hardwood flooring and skylights. Shaganappi is a rapidly evolving inner city community situated within close proximity to 17th Avenue SW, lined with restaurants and shops, and close walking distance to transit and the LRT station- the location of this fantastic unit is hard to beat!

Built in 2020

Essential Information

MLS® #	A2128188
Price	\$650,000
Sold Price	\$700,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,313
Acres	0.00
Year Built	2020
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	1, 1722 32 Street Sw
Subdivision	Shaganappi
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 1N5

Amenities

Amenities	None
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Parking Spaces	1
Parking	Single Garage Detached

Interior

Interior Features	Breakfast Bar, Double Vanity, High Ceilings, No Smoking Home, Pantry, Quartz Counters, Skylight(s), Soaking Tub, Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Bar Fridge, Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Lighting
Lot Description	Front Yard, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 10th, 2024
Date Sold	May 16th, 2024
Days on Market	6
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office	Sotheby's International Realty Canada
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