

\$1,200,000 - 1723 32 Avenue Sw, Calgary

MLS® #A2130829

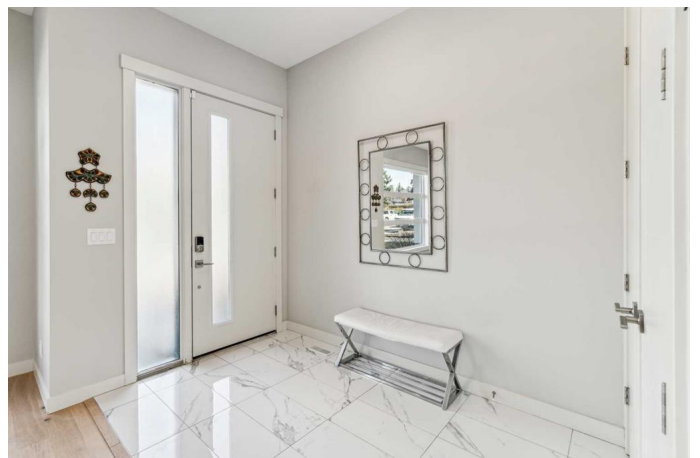
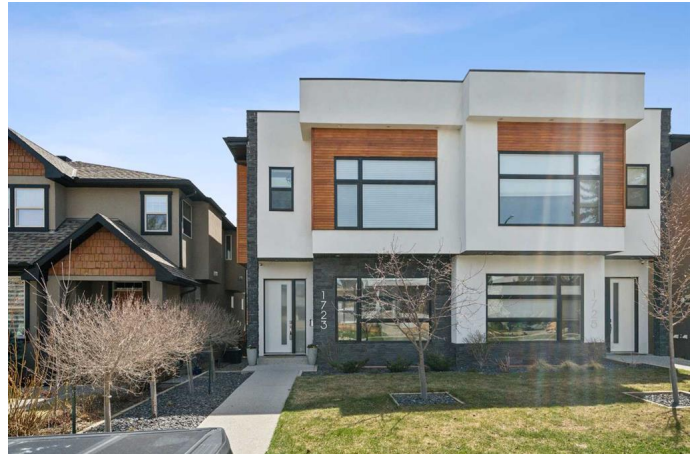
\$1,200,000

4 Bedroom, 4.00 Bathroom, 2,146 sqft

Residential on 0.07 Acres

South Calgary, Calgary, Alberta

Make no sacrifices and enjoy inner-city living at its finest in this BEST IN CLASS home!! With 2,146 Above Grade SF and a total of 3,017 Livable SF, this 3+1 bedroom home offers tremendous function & style. You are warmly welcomed in to a marble tiled entry that leads in to a dining room with stylish built-in hutch perfect for formal entertaining. Follow the seamless white oak hardwood through to the kitchen that presents chic white custom cabinetry, ample quartz counters and undermount lighting. Top of the line stainless appliances and this kitchen is to die-for. An open concept leads you to a family living space with tile surround modern fireplace and smooth access to the south facing backyard. Completing the main level is an oversized mudroom that offers marble floor to ceiling storage and pantry space that is not to be overlooked. Venture outside and it is Impossible to miss just how special the enormous rear deck (21' x 17') is giving space for outdoor dining and lounging with remote controlled awning included! Upstairs you will enjoy a primary suite with a large walk-in closet and a spa-like ensuite with skylight, free standing tub & a steam shower with rain/body sprays better than the Bellagios!! 2 huge secondary bedrooms are not to be discounted and YES there IS a linen closet! The lower level offers a family room that includes a 110" 4k screen theatre system, bar area and 162 bottle wine rack. Another huge bedroom and 4pc bath complete this level, all with IN Floor



Heat. DARE TO COMPARE... Significant upgrades and premium finishing are hallmarks of this home including 10' ceilings and flat paint on each floor, Built-in speakers, Sonos System, over capacity 75 gallon hot water tank, AC, Water softener and enlarged windows all with Hunter Douglas Silhouette Blind package. Incredible location within walking distance to parks, green space, pool, library and a quick bike ride to Sandy Beach - this one is not to be missed!

Built in 2017

Essential Information

MLS® #	A2130829
Price	\$1,200,000
Sold Price	\$1,170,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,146
Acres	0.07
Year Built	2017
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	1723 32 Avenue Sw
Subdivision	South Calgary
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 1W1

Amenities

Parking Spaces	2
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Parking	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces Rear
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Interior

Interior Features	Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Skylight(s), Soaking Tub, Storage, Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance
Lot Description	Back Lane, Back Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Cedar, Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 10th, 2024
Date Sold	May 16th, 2024
Days on Market	6
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX First
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