

# \$899,900 - 1703 32 Avenue Sw, Calgary

MLS® #A2134998

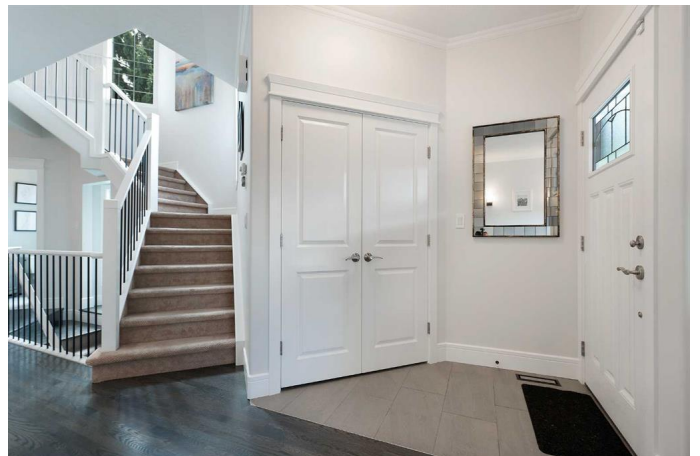
**\$899,900**

4 Bedroom, 4.00 Bathroom, 1,817 sqft

Residential on 0.07 Acres

South Calgary, Calgary, Alberta

This beautifully renovated 3+1 bedroom family home in the heart of South Calgary offers over 2600 sq ft of luxurious living space. The updated main level features gleaming hardwood floors, new windows, custom built-in closets, and high ceilings, all enhanced by recessed lighting and stylish new fixtures. The front formal living room (which can also serve as a den or office) flows seamlessly into a stunning kitchen, tastefully finished with quartz countertops, an island/eating bar, and new stainless steel appliances, including an induction stove, speed oven, and convenient pot filler. A spacious dining area adjoins the kitchen, providing ample room for family gatherings or casual dinner parties. The open-concept family room boasts a new feature fireplace, creating a cozy and inviting atmosphere. Completing the main level is a refreshed 2-piece powder room. An elegant staircase leads to the second level, which hosts three bedrooms, each with walk-in closets, and a 4-piece main bath. The primary retreat, with its vaulted ceiling, features a walk-in closet and a remodeled 4-piece ensuite with heated floors, a custom vanity, Toto toilet, heated towel rack, and a relaxing soaker tub. The basement, redeveloped in 2018, includes a recreation/media room equipped with built-in speaker and TV wiring, along with a wet bar. Additionally, you'll find a fourth bedroom and a combined 3-piece bath/laundry room with LG washer and dryer. Other notable features of this home include a



new hot water heater, central air conditioning, new entry doors, and the replacement of all Poly B piping with PEX. Outside, the front porch and east fence have been replaced, and the front garden now boasts low-maintenance landscaping. The sunny south-facing backyard includes a newer deck and access to the double detached garage. This inner-city location is unbeatable, just steps from the South Calgary Community Association, walking distance to River Park and the vibrant Marda Loop, and close to excellent schools, shopping, public transit, and easy access to downtown via 14th Street.

Built in 1997

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2134998    |
| Price          | \$899,900   |
| Sold Price     | \$1,005,000 |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,817       |
| Acres          | 0.07        |
| Year Built     | 1997        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 1703 32 Avenue Sw |
| Subdivision | South Calgary     |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2T 1W1           |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |

## Interior

|                   |                                                                                                                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Freezer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings                                                              |
| Heating           | In Floor, Forced Air                                                                                                                                                                               |
| Cooling           | Central Air                                                                                                                                                                                        |
| Fireplace         | Yes                                                                                                                                                                                                |
| # of Fireplaces   | 1                                                                                                                                                                                                  |
| Fireplaces        | Gas                                                                                                                                                                                                |
| Has Basement      | Yes                                                                                                                                                                                                |
| Basement          | Finished, Full                                                                                                                                                                                     |

## Exterior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard                                      |
| Lot Description   | Back Lane, Back Yard, Front Yard, Lawn, Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                                                     |
| Construction      | Vinyl Siding, Wood Frame                                            |
| Foundation        | Poured Concrete                                                     |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 24th, 2024 |
| Date Sold      | May 27th, 2024 |
| Days on Market | 3              |
| Zoning         | R-C2           |
| HOA Fees       | 0.00           |

## Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | RE/MAX Real Estate (Central) |
|----------------|------------------------------|

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