

\$649,900 - 2, 1916 32 Street Sw, Calgary

MLS® #A2140522

\$649,900

3 Bedroom, 4.00 Bathroom, 2,331 sqft

Residential on 0.00 Acres

Killarney/Glengarry, Calgary, Alberta

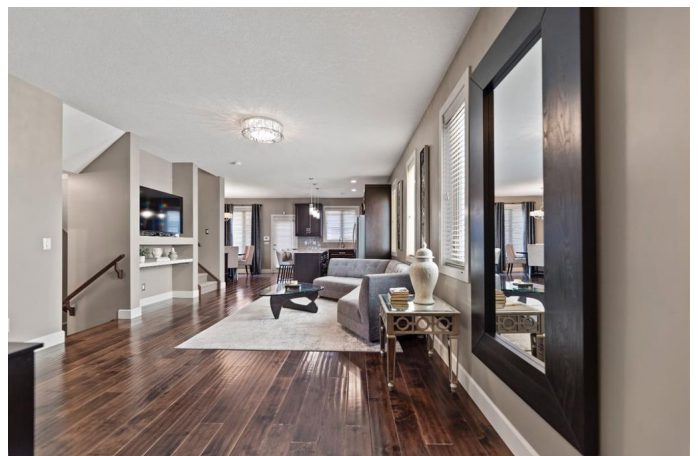
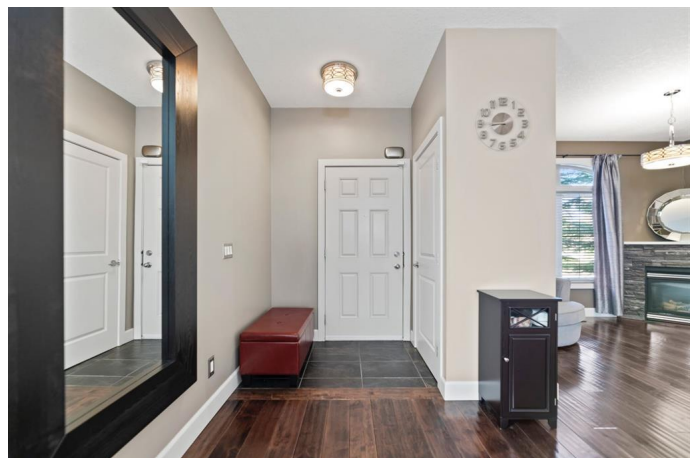
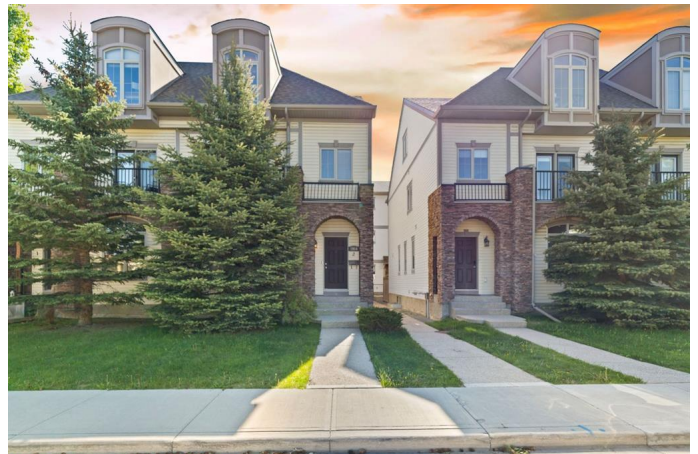
Welcome to this stunning three-story duplex in the heart of Killarney, offering over 3,000 sqft of luxurious living space. Meticulously maintained, this home features 9' ceilings, hand-scraped maple flooring, and high-end wool carpeting, exuding elegance and comfort.

The open-concept main floor includes a versatile front flex room, perfect for an office, with a cozy corner stone gas fireplace. The spacious living area flows seamlessly into a gourmet kitchen with stainless steel appliances, granite countertops, and large windows that flood the space with natural light. The beautiful island is ideal for entertaining, adjacent to the dining area, and a convenient 2-piece bathroom completes this level.

On the second floor, you'll find two generously sized bedrooms with a shared Jack & Jill ensuite, a charming balcony, a huge walk-in closet, and a large laundry room. The third level is dedicated to the master suite, featuring a spa-inspired ensuite bathroom, vaulted ceilings, an enormous walk-in closet by California Closets, and an additional closet for extra storage.

The fully developed basement offers a multi-use rec room, space for a potential fourth bedroom, a 3-piece bathroom, and massive storage space.

Outside, enjoy your private fenced deck and



easy access to your detached garage and outdoor parking stall. This home epitomizes low-maintenance living with an alarm system and walking steps to 17 Ave. Experience the best of inner-city living with a quick downtown commute, nearby parks, shopping, public transit, LRT station, schools, Westbrook Mall, and Edworthy Park.

Don't miss this exceptional opportunity to own a luxurious, move-in ready home in one of the city's most desirable neighborhoods.

Built in 2009

Essential Information

MLS® #	A2140522
Price	\$649,900
Sold Price	\$656,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,331
Acres	0.00
Year Built	2009
Type	Residential
Sub-Type	Semi Detached
Style	3 Storey, Side by Side
Status	Sold

Community Information

Address	2, 1916 32 Street Sw
Subdivision	Killarney/Glengarry
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 2R1

Amenities

Amenities	None, Other
Parking Spaces	2
Parking	Single Garage Detached

Interior

Interior Features	Granite Counters, High Ceilings, Open Floorplan
Appliances	Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Back Lane, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 13th, 2024
Date Sold	June 21st, 2024
Days on Market	8
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office	TREC The Real Estate Company
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