

\$1,049,900 - 2031 32 Avenue Sw, Calgary

MLS® #A2140930

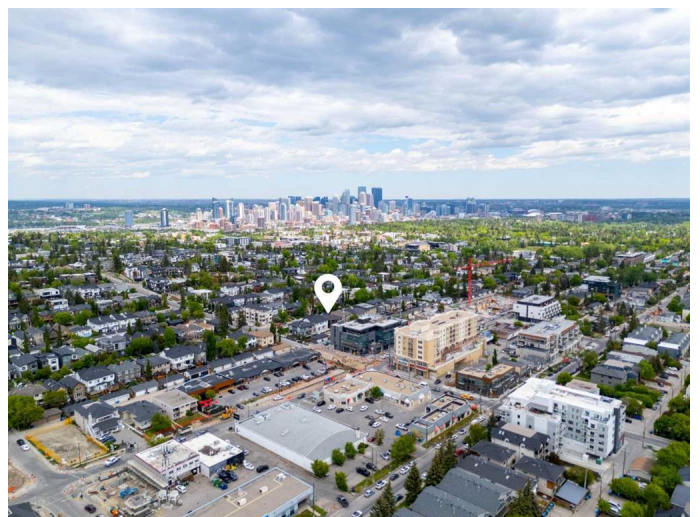
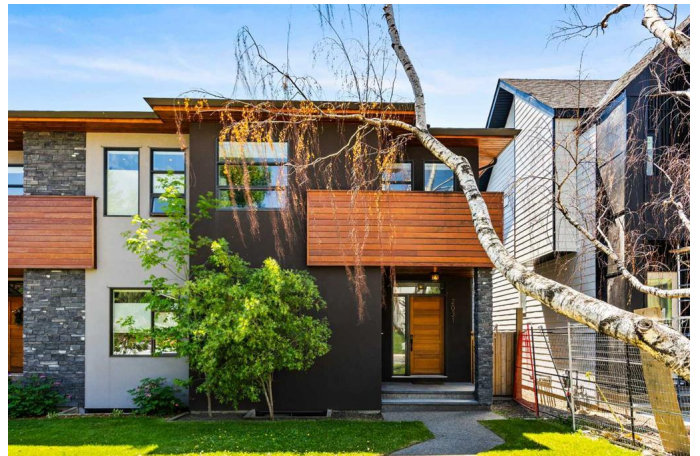
\$1,049,900

3 Bedroom, 4.00 Bathroom, 2,001 sqft

Residential on 0.07 Acres

South Calgary, Calgary, Alberta

PRIME MARDa LOOP LOCATION! Don't miss out on this stunning luxury infill with a WALKOUT BASEMENT, loads of updates, a SOUTH BACKYARD, and only steps away from all that Marda Loop has to offer! Highlights of this bright and open home include a MODERN CHEF's kitchen with quartz counters | gas stovetop | built-in oven | PANTRY | farmhouse sink | large island, FRESH WHITE PAINT throughout, stylish black light fixtures/hood fan/hardware, a MAIN FLOOR OFFICE, multiple wet bars, UPSTAIRS LAUNDRY room with sink, custom shelving and storage throughout, beautiful exterior custom cedar soffit/patio and recessed lighting features, back mudroom entry, and loads more! Walk into the bright & open main level where you will discover large living and dining areas, perfect for entertaining friends & family, and head out to the deck/backyard, where you can enjoy your summer retreat! Upstairs showcases a stunning primary bedroom with a custom sitting area | wet bar | spa-inspired ensuite bath | balcony | large walk-in closet, 2 more large bedrooms, the upstairs laundry, and another full bath. The WALKOUT basement level is massive offering loads of space for entertainment, a wet bar, another full bath, and has options to expand by adding another bedroom(s). Step outside your door to the conveniences all around you with shopping, restaurants, grocery, and local amenities all close by. Additional Home Features include: Basement Infloor Heating



(roughed in) | Central Vacuum | 9 Foot Ceiling
| Stucco Exterior with Cedar Accents | 125 ft
lot depth. Come check it out before itâ€™s
gone!

Built in 2011

Essential Information

MLS® #	A2140930
Price	\$1,049,900
Sold Price	\$1,033,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,001
Acres	0.07
Year Built	2011
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	2031 32 Avenue Sw
Subdivision	South Calgary
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 1W7

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Wet Bar
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Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Warming Drawer, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Stone
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony, Lighting
Lot Description	Back Lane, Back Yard, Few Trees, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 13th, 2024
Date Sold	July 26th, 2024
Days on Market	43
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Solutions
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