

\$1,800,000 - 1623 32 Avenue Sw, Calgary

MLS® #A2150909

\$1,800,000

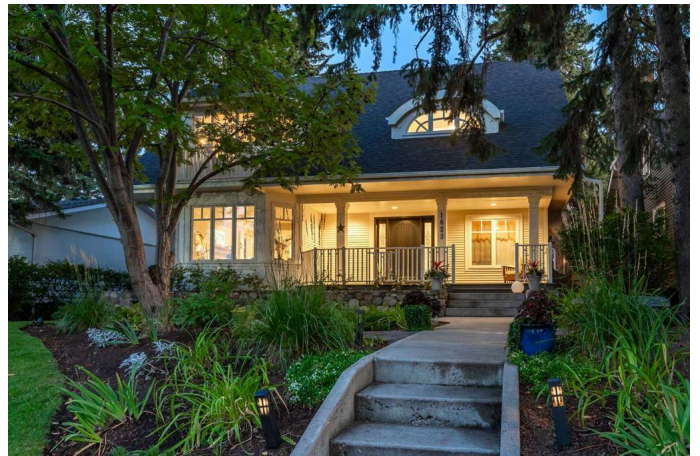
4 Bedroom, 4.00 Bathroom, 2,875 sqft

Residential on 0.14 Acres

South Calgary, Calgary, Alberta

Welcome to 1623 32 Avenue SW, an inner-city home located on a 50' x 125' lot in the heart of South Calgary. This beautiful family home combines luxury, style, and functionality. The main floor is designed for entertaining and seamlessly integrates open spaces while maintaining an intimate feel. The living room features a cozy wood-burning fireplace. The kitchen is a chef's dream, with expansive marble countertops and island, top-of-the-line appliances (including Wolf range, panelled Sub-Zero fridge, ultra-quiet Miele dishwasher), Kohler fixtures, and custom built-ins designed for effortless hosting. Adjacent to the kitchen, there is a sunny spot for the kitchen table and a coffee bar - perfect for gathering with friends and family. Step outside onto the expansive rear patio, complete with a lounge and dining area, ideal for outdoor entertaining. A built-in BBQ and warming drawer make for easy summer gatherings in the beautiful south backyard.

As you ascend the elegant and timeless stairwell to the upper level, you'll find a beautifully appointed primary suite that overlooks South Calgary Park. This private sanctuary features a reading nook, generous built-ins, dual vanities, a spacious shower, and a stand-alone tub for a truly luxurious retreat. Additionally, there are THREE large bedrooms upstairs, as well as a freshly renovated main bathroom with ample space for everyone.



The recently renovated basement by Lupi Luxury Homes includes a gorgeous panelled wall with a hidden door leading to a cold storage room. The property also boasts a large double garage with alley access and ample room. For those looking for something more substantial, a development permit (dp 2024-02529) is in place (and plans are available) for an overheight (18ft) triple garage, perfect for a golf simulator setup. Recent upgrades include 2018 complete kitchen renovation and hardwood throughout main and upper floors, 2019 complete primary ensuite renovation, 2021 full basement renovation (Lupi Luxury Homes) 2022 main bath renovation, 2022 new roof, 2023 new eaves, 2023 new hot water tank.

Located in Western Canada High School and Mount Royal School designated school zones; conveniently located across from South Calgary Park and within walking distance of the vibrant Marda Loop's restaurants, parks, cafes, fitness facilities, and grocery stores, and just a 5-minute drive from downtown, this property has it all. Don't miss the opportunity to call it home!

Built in 1993

Essential Information

MLS® #	A2150909
Price	\$1,800,000
Sold Price	\$1,735,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,875
Acres	0.14
Year Built	1993

Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	1623 32 Avenue Sw
Subdivision	South Calgary
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 1V8

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Breakfast Bar, Built-in Features, Double Vanity, French Door, High Ceilings, Kitchen Island, No Smoking Home, Soaking Tub, Storage
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Built-in Barbecue, Garden, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Garden, Landscaped, Yard Lights
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 18th, 2024
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Date Sold	August 30th, 2024
Days on Market	43
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office Century 21 Bamber Realty LTD.

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