

\$1,449,999 - 1804 32 Avenue Sw, Calgary

MLS® #A2153626

\$1,449,999

4 Bedroom, 4.00 Bathroom, 2,596 sqft

Residential on 0.07 Acres

South Calgary, Calgary, Alberta

OPEN HOUSE SATURDAY, SEPTEMBER 21ST FROM 1-3 PM. Nestled in the heart of South Calgary, this stunning 3+1 bedroom home by Willow Haven Designer Homes epitomizes modern elegance, boasting over 3400 sq ft of meticulously crafted living space. Entering the bright, open main level, you're greeted by wide plank hardwood floors and soaring ceilings, enhanced by recessed lighting and chic light fixtures. A foyer & spacious dining area with soaring ceiling welcomes you & flows seamlessly into the kitchen that's tastefully finished with quartz counter tops, island/eating bar, tons of storage & a stainless steel appliance package. The living room with feature fireplace & built-ins is open to the kitchen, creating a perfect space for entertaining. Completing the main level is a 2 piece powder room & mudroom. The second level hosts 2 generously sized bedrooms that share a 5 piece main bath. A convenient laundry room with sink & storage is also located on the second level. Ascend the elegant staircase to the third level with a den/office & access to a private balcony as well as the private primary suite with walk-in closet & luxurious 5 piece ensuite with in-floor heat, dual sinks, relaxing freestanding soaker tub & separate shower. Basement development includes roughed-in in-floor heat, a large recreation/media room with wet bar, fourth bedroom & a 4 piece bath. Other notable features include built-in speakers, roughed-in air conditioning, back yard with



deck & access to the double detached garage.
The inner-city location canâ€™t be beat â€” just blocks from South Calgary Park, River Park, vibrant Marda Loop & is close to excellent schools, shopping, public transit & has easy access to downtown via 14th Street.

Built in 2024

Essential Information

MLS® #	A2153626
Price	\$1,449,999
Sold Price	\$1,425,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,596
Acres	0.07
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	3 Storey
Status	Sold

Community Information

Address	1804 32 Avenue Sw
Subdivision	South Calgary
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 1W2

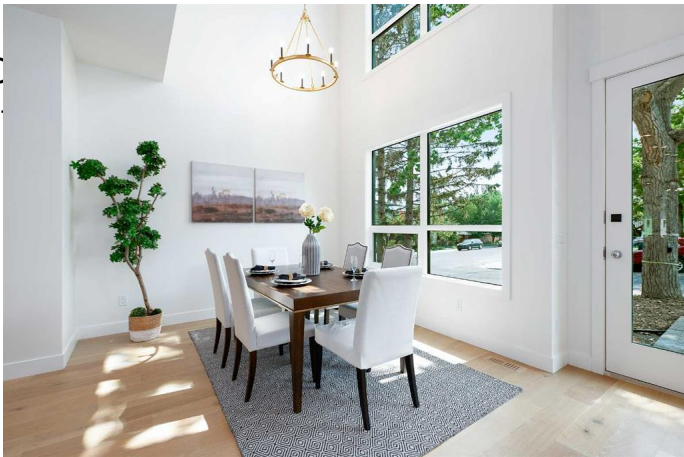
Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Chandelier, Closet
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	Organizers, Double Vanity, Home, No Smoking Home, C Lighting, Soaking Tub, Vault Wired for Sound
Appliances	Dishwasher, Dryer, Garage Hood, Refrigerator, Washer
Heating	In Floor, Forced Air
Cooling	Rough-In
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	Composite Siding, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 30th, 2024
Date Sold	September 26th, 2024
Days on Market	58
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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