

\$839,900 - 1704a 32 Street, Calgary

MLS® #A2157047

\$839,900

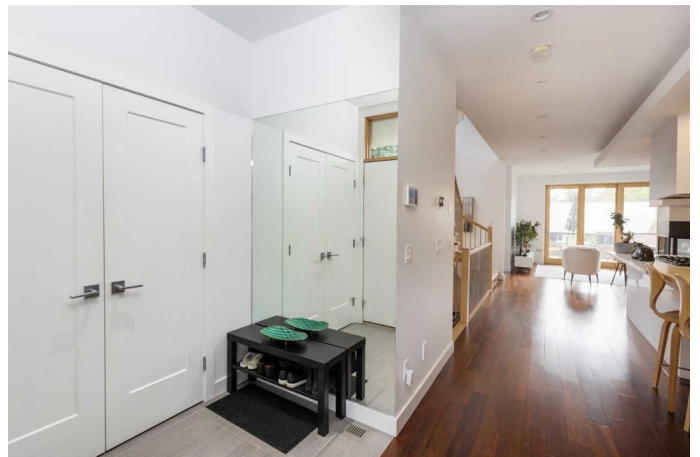
4 Bedroom, 4.00 Bathroom, 1,800 sqft
Residential on 0.07 Acres

Shaganappi, Calgary, Alberta

OPEN HOUSE CANCELLED. Welcome to this stylish Half Duplex with Modern Elegance nestled in the vibrant and sought-after community of Shaganappi that offers a remarkable blend of modern luxury and convenience.

The main floor is bathed in natural light, creating an inviting, cheerful and modern atmosphere. Large windows allow sunlight to flood the open-concept living and dining areas. The heart of the home is undoubtedly the chef-inspired kitchen. With stainless steel appliances, quartz countertops, ample cabinet space, and a double island, it's a culinary enthusiast's dream come true. Whether you're hosting a dinner party or preparing a family meal, this kitchen will meet your every need. The upstairs primary bedroom, boasts an abundance of space and natural light. The spacious room provides an ideal retreat after a long day, and the attached 5-piece ensuite equipped with dual vanities, a soaker tub, a glass-enclosed shower, and elegant fixtures. Two additional bedrooms, a 4-piece bathroom, and upstairs laundry complete the second floor of this home and is designed with your family's comfort in mind.

The basement offers additional living space, complete with a cozy bedroom and a 3-piece bathroom. This area is perfect for guests, a teenager's retreat, or even a home theatre area, as it's wired for 5.1 surround sound. The property features a private backyard with substantial deck where you can create your



own outdoor oasis, perfect for summer BBQs, accompanied by a double detached garage. The garage is heated and has electrical service for a potential EV charging station. Living in Shaganappi offers the best of both worlds: urban convenience and natural beauty. Enjoy easy access to downtown Calgary(walking distance to the C-train), nearby parks, and local amenities. Whether you're taking a stroll along the Bow River, enjoying the Shaganappi Golf Course, or exploring the vibrant 17th ave. district, there's something for everyone.

Built in 2015

Essential Information

MLS® #	A2157047
Price	\$839,900
Sold Price	\$818,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,800
Acres	0.07
Year Built	2015
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	1704a 32 Street
Subdivision	Shaganappi
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 1N5

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Gas Water Heater, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Lawn, Level, Street Lighting, Rectangular Lot
Roof	Flat
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 12th, 2024
Date Sold	August 25th, 2024
Days on Market	13
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX First
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