

\$1,225,000 - 1826 32 Avenue Sw, Calgary

MLS® #A2173842

\$1,225,000

4 Bedroom, 4.00 Bathroom, 2,807 sqft

Residential on 0.00 Acres

South Calgary, Calgary, Alberta

AMAZING VIEWS!!! Absolutely stunning home, over 2800 sq ft of beautifully finished living space with spectacular sunrise and sunset views. From the moment you walk into this grand home, you sense luxury and comfort. Loaded with built-ins, the large open concept living, kitchen and dining rooms are flooded with natural light and the 11 foot ceilings create an elegant space for hosting and entertaining. The 4 good sized bedrooms include a spacious master with sitting area, 5 piece ensuite and large walk-in closet. Two more bedrooms are on the upper level along with the laundry room and sitting area. The 4th bedroom and ensuite are located on the lower level along with mud room and second family room with gas fireplace and lots of built-ins. The separate entry and walk-out basement are perfect for a mother in-law suite or can easily be converted for air b and b. The 3rd level bonus area is a large open space that can be used as an office area, TV room, playroom, guest room or all of the above. This extremely well cared for home includes granite throughout, upgraded kitchen appliances, door, upper level deck, brand new garage floor, new high efficiency air conditioning unit and newly landscaped backyard with cobble stone patio. This home is perfectly situated close to fabulous restaurants, shops, parks, Marda Loop Community Association (with outdoor tennis courts, beach volleyball and outdoor skating rinks), The Giuffre Family Library and South Calgary's public outdoor



pool and has easy access to Crowchild Trail, Glenmore Trail and a short drive or good walk to downtown. With 4 spacious decks, bonus loft with views, three full baths / 2 of which are ensuite, walk out basement with covered patio and an oversized double garage, this home has it all and with immense value. Please call to book your private viewing today!

Built in 2011

Essential Information

MLS® #	A2173842
Price	\$1,225,000
Sold Price	\$1,200,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,807
Acres	0.00
Year Built	2011
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	1826 32 Avenue Sw
Subdivision	South Calgary
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 1P7

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Walk-In Closet(s), Bar, Chandelier, Granite Counters, Separate Entrance
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Washer, Window Coverings, Gas Stove
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony, Private Yard, Barbecue
Lot Description	City Lot, Landscaped, Views
Roof	Asphalt Shingle
Construction	Wood Frame, Brick, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	October 17th, 2024
Date Sold	November 16th, 2024
Days on Market	29
Zoning	R2
HOA Fees	0.00

Listing Details

Listing Office	Real Estate Professionals Inc.
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