# \$1,499,900 - 1613 32 Avenue Sw, Calgary

MLS® #A2177993

#### \$1,499,900

4 Bedroom, 5.00 Bathroom, 2,826 sqft Residential on 0.07 Acres

South Calgary, Calgary, Alberta

\*\* OPEN HOUSE: Saturday, May 3rd 12-3pm and Monday, May 5th 2:30-5:30pm \*\* Located in the highly sought-after community of South Calgary, 1613 32 Ave SW is a stunning modern 3 level home that offers a perfect blend of luxury, style, and functionality. Upon entry, you are welcomed into a spacious formal dining room and a convenient walk-in closet. The gourmet kitchen is a chef's dream, featuring a massive island, sleek quartz countertops, top-tier appliances, and custom ceiling-height cabinetry. The open-concept living room boasts a gas fireplace with built-ins, and patio doors lead to the back deck for seamless indoor-outdoor living and a buil-in desk. The main level also includes a mudroom and powder room. Upstairs, the primary bedroom offers a luxurious retreat with an ensuite bathroom featuring a walk-in shower, soaking tub, dual vanity, and in-floor heating, plus a large walk-in closet. The second bedroom has a walk-in closet and is connected to a full bathroom, while a built-in desk in the hallway adds functionality. The upper level also features a laundry room for convenience. The loft level is designed for entertaining with a bright living area that opens to a private balcony with stunning views, a wet bar, and a primary bedroom with an ensuite bathroom and dual walk-in closetsâ€"one for her and one for him. The fully finished basement includes a huge rec room with a built-in media center and wet bar, plus an office/gym, storage under the stairs, a full bathroom, and



an additional bedroom with a walk-in closet. Outside, a double-detached garage offers secure parking and extra storage. This home provides the perfect combination of modern design, luxury finishes, and a prime location close to parks, shops, restaurants, and top-rated schools. Don't miss the chance to make this exceptional property yours!

Built in 2024

# **Essential Information**

| MLS® #         | A2177993               |
|----------------|------------------------|
| Price          | \$1,499,900            |
| Bedrooms       | 4                      |
| Bathrooms      | 5.00                   |
| Full Baths     | 4                      |
| Half Baths     | 1                      |
| Square Footage | 2,826                  |
| Acres          | 0.07                   |
| Year Built     | 2024                   |
| Туре           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, 3 Storey |
| Status         | Active                 |

# **Community Information**

| Address     | 1613 32 Avenue Sw |
|-------------|-------------------|
| Subdivision | South Calgary     |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2T 1V8           |

# Amenities

| Parking Spaces | 2                      |
|----------------|------------------------|
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

# Interior

| Interior Features | Built-in Features, Closet Organizers, Kitchen Island, No Smoking Home,<br>Walk-In Closet(s), Chandelier, Double Vanity, High Ceilings, No Animal<br>Home, Natural Woodwork, Quartz Counters, Soaking Tub |
|-------------------|--|
| Appliances        | Dishwasher, Microwave, Refrigerator, Garage Control(s), Range Hood, Stove(s)   |
| Heating           | Forced Air   |
| Cooling           | Rough-In   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

# Exterior

| Exterior Features | Other  |
|-------------------|--|
| Lot Description   | Back Yard, Landscaped, Rectangular Lot, Back Lane, Street Lighting |
| Roof              | Asphalt Shingle  |
| Construction      | Stucco, Cement Fiber Board   |
| Foundation        | Poured Concrete  |

#### **Additional Information**

| Date Listed    | November 8th, 2024 |
|----------------|--------------------|
| Days on Market | 175                |
| Zoning         | R-C2               |

# **Listing Details**

Listing Office eXp Realty

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.