

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

MLS® #A2177993

\$1,499,900

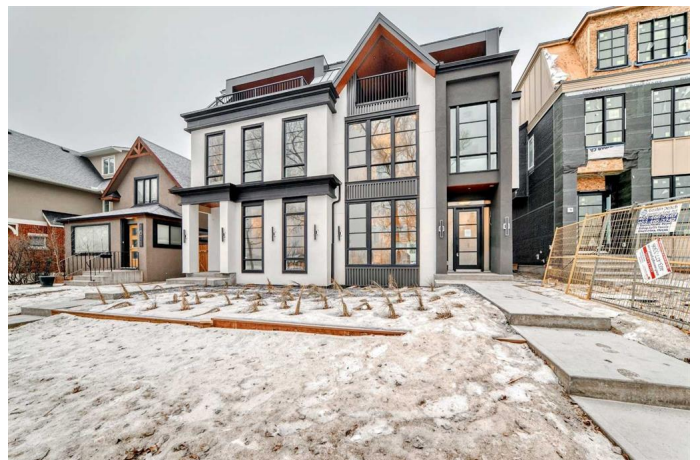
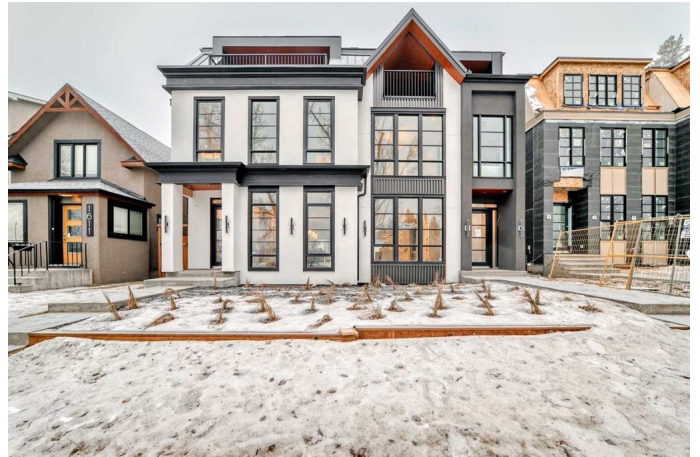
4 Bedroom, 5.00 Bathroom, 2,826 sqft

Residential on 0.07 Acres

South Calgary, Calgary, Alberta

**** OPEN HOUSE: Saturday, Apr. 26th 1-3pm**

**** 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 built-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 closets—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. Donâ€™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
Type	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, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Quartz Counters, Soaking Tub, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Stove(s)
Heating	Forced Air
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

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

Additional Information

Date Listed	November 8th, 2024
Days on Market	171
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.