# \$1,519,000 - 1617 32 Avenue Sw, Calgary

MLS® #A2200848

## \$1,519,000

5 Bedroom, 5.00 Bathroom, 3,006 sqft Residential on 0.07 Acres

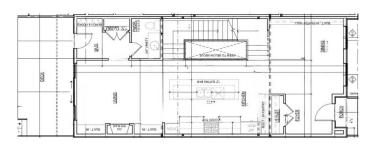
South Calgary, Calgary, Alberta

This stylish and spacious duplex at 1617 32 Ave SW offers modern living in the heart of South Calgary, directly across from a park. The open-concept main floor features high ceilings, a gas fireplace in the living room, a mudroom, a powder room, and brand-new appliances in the kitchen. Upstairs, you'll find two bedrooms, a primary suite, and a laundry area, while the top loft level boasts a bonus room, an additional bedroom, an ensuite bathroom, and a walk-in closet. The finished basement adds even more space with a gym, a media center, a bedroom, and a bathroom.

Outside, the back deck is perfect for entertaining, and the prime location offers easy access to nearby parks, schools, shops, and more. With its thoughtful layout and incredible amenities, this home is an excellent choice for those seeking comfort, style, and convenience in South Calgary. Photos of this listing are from a similar unit. While the layout and finishes are essentially the same, minor differences may exist. Layout images are of this unit.







Main Floor Plan

Built in 2024

#### **Essential Information**

MLS® # A2200848 Price \$1,519,000

Bedrooms 5

Bathrooms 5.00

Full Baths 4

Half Baths 1

Square Footage 3,006

Acres 0.07

Year Built 2024

Type Residential

Sub-Type Semi Detached

Style 3 Storey, Side by Side

Status Active

# **Community Information**

Address 1617 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, Double Vanity, Dry Bar, High

Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open

Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)

Appliances Built-In Oven, Dishwasher, Garage Control(s), Microwave, Range Hood,

Refrigerator, Stove(s)

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Other

Lot Description Back Lane, Back Yard, Front Yard

Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed March 12th, 2025

Days on Market 38

Zoning R-CG

# **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.