



THE
A-TEAM

**RE/MAX
FIRST**

909 32 Street, Calgary T2N 2W3

MLS®#: **A2111573**

Area: **Parkdale**

Listing Date: **03/01/24**

List Price: **\$1,399,000**

Status: **Active**

County: **Calgary**

Change: **-\$100k, 14-Apr**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

2,685

Year Built:

2024

Low Sqft:

Ttl Sqft:

2,685

Lot Information

Lot Sz Ar:

2,997 sqft

Lot Shape:

DOM

79

Layout

Beds:

4 (3 1)

Baths:

4.5 (4 1)

Style:

3 Storey,Side by Side

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Back Yard,Front Yard,Rectangular Lot

Park Feat:

Double Garage Detached

Utilities and Features

Roof: **Flat Torch Membrane,Asphalt Shingle**
Heating: **Central,In Floor Roughed-In,Natural Gas**
Sewer:
Ext Feat: **Private Entrance,Private Yard**

Construction: **Brick,Concrete,Mixed,Stucco,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Garage Control(s),Gas Range,Microwave,Range Hood,Refrigerator**
Int Feat: **Built-in Features,Chandelier,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Soaking Tub,Storage,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	14`0" x 14`0"
Dining Room	Main	12`6" x 11`6"
Bedroom	Second	13`7" x 12`0"
Laundry	Second	8`7" x 5`9"
Walk-In Closet	Third	9`11" x 6`2"
Game Room	Basement	19`0" x 12`4"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	18`7" x 15`7"
Bedroom - Primary	Third	16`6" x 12`4"
Bedroom	Second	13`5" x 12`1"
Bonus Room	Second	13`1" x 10`7"
Den	Third	12`11" x 9`7"
Bedroom	Basement	12`11" x 10`4"

2pc Bathroom
3pc Ensuite bath
5pc Ensuite bath

Main
Second
Third

3pc Bathroom
4pc Ensuite bath
Exercise Room

Basement
Second
Basement

11`1" x 8`7"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-C2

TBV

Remarks

Pub Rmks:

4-BEDS, a HOME GYM, UPPER BONUS ROOM, plus a THIRD FLOOR LOFT are found across 3,475 sq ft of living space, making this stunning, modern 3-STOREY semi-detached infill in the heart of PARKDALE your dream home! This home features 10-ft ceilings on the main floor, engineered oak hardwood on all upper levels, & a designer lighting package throughout! You're immediately greeted by a bright & inviting front foyer & bright dining room, before making your way into the extensively upgraded kitchen, featuring quartz counters alongside oak detailing w/ a sizeable island w/ a waterfall edge on one side & open wood shelving on the other, plenty of upper cabinets & lower drawers w/ soft-close hardware, & a built-in pantry wall w/ a dedicated coffee station w/ floating shelves. The kitchen also features a premium S/S appliance package that includes a French door refrigerator, gas range, built-in hood fan, microwave drawer, & dishwasher. Large sliding glass doors bring in lots of natural light, creating a bright living room while also giving you access to the backyard, but the focal point of the room is the gas fireplace w/ stone detailing & custom millwork! A spacious mudroom features a built-in closet, a bench w/ hooks, & a powder room w/ linear mirror & quartz countertop. Upstairs, you'll find two secondary bedrooms, each w/ walk-in closets & private modern ensuites (one w/ a tub/shower combo, the other w/ a walk-in shower), a good-sized laundry room w/ cabinetry & sink, plus a lovely bonus room w/ built-in bookshelf & custom cabinets. Additional living space is found in the THIRD FLOOR LOFT & the PRIVATE PRIMARY QUARTERS, featuring oversized windows, a gorgeous inset fireplace w/ ceiling-height surround, & a beautiful 5-pc ensuite w/ barn door entrance, dual vanity, a freestanding soaker tub, heated tile floors, a walk-in shower w/ full-height tile (roughed-in for steam), rain showerhead, & a bench. The sizeable walk-in closet is found through the ensuite for ultimate convenience, w/ a window & custom shelving, hanging rods, & drawers. Out in the den area of the loft, you'll find the perfect location for a home office - w/ a full wet bar, hardwood flooring, & a perfect outdoor view through the sliding doors of the private balcony! Downstairs, the fully developed basement offers your family a large entertainment area, highlighted by another full wet bar w/ custom built-in cabinetry, a sink, & a bar fridge! The home gym features sports flooring & the 4th bedroom is perfect for teens or a guest bedroom, w/ a walk-in closet & direct access to the 3-pc bath w/ walk-in shower. Parkdale is an idyllic family community w/ tree-lined streets & many other new developments. Westmount Charter Elementary School is just around the corner, w/ Lazy Loaf & Kettle, Karl Baker Off Leash Park, & the entire Bow River Pathway system just moments away! Plus, get anywhere you need to go along Memorial Dr, Crowchild Tr, or 16th Ave - all easily accessible from this gorgeous family home!

Inclusions:
Property Listed By:

NA
RE/MAX House of Real Estate

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











