



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2416 32 Street, Calgary T3E 2R7**

MLS®#: **A2142912** Area: **Killarney/Glengarry** Listing Date: **06/20/24** List Price: **\$1,199,500**  
 Status: **Active** County: **Calgary** Change: **-\$25k, 30-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Semi Detached (Half Duplex)**  
 City/Town: **Calgary**  
 Year Built: **2024**  
Lot Information  
 Lot Sz Ar: **2,995 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Lane,Back Yard,Rectangular Lot,Subdivided**  
 Park Feat: **Double Garage Detached**

Finished Floor Area  
 Abv Sqft: **1,940**  
 Low Sqft:  
 Ttl Sqft: **1,940**

DOM

**100**  
Layout  
 Beds: **5 (3 2 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey,Side by Side**  
Parking  
 Ttl Park: **2**  
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **BBQ gas line**  
 Construction: **Wood Frame**  
 Flooring: **Carpet,Hardwood,Tile,Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Built-In Oven,Built-In Range,Dishwasher,Electric Stove,Gas Cooktop,Microwave,Microwave Hood Fan,Refrigerator**  
 Int Feat: **Built-in Features,Chandelier,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recreation Facilities,Separate Entrance,Vaulted Ceiling(s),Walk-In Closet(s),Wet Bar**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	16`0" x 14`3"	Kitchen	Main	16`8" x 9`0"
Dining Room	Main	12`7" x 9`8"	Office	Main	5`6" x 5`4"
2pc Bathroom	Main	5`4" x 4`10"	Bedroom - Primary	Second	13`5" x 13`1"
Walk-In Closet	Second	8`4" x 6`4"	Bedroom	Second	11`7" x 10`11"

<b>Bedroom</b>	<b>Second</b>	<b>10`10" x 9`10"</b>	<b>Laundry</b>	<b>Second</b>	<b>8`5" x 5`10"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>9`4" x 4`11"</b>	<b>5pc Ensuite bath</b>	<b>Second</b>	<b>16`11" x 8`5"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>10`10" x 10`6"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>10`5" x 9`11"</b>
<b>Kitchen</b>	<b>Basement</b>	<b>10`9" x 8`4"</b>	<b>Game Room</b>	<b>Basement</b>	<b>15`1" x 10`2"</b>
<b>Laundry</b>	<b>Basement</b>	<b>5`10" x 5`0"</b>	<b>4pc Bathroom</b>	<b>Basement</b>	<b>9`11" x 5`6"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>10`1" x 5`7"</b>			

Legal/Tax/Financial

Title: **Fee Simple**  
 Legal Desc: **TBV**

Zoning: **R-C2**

Remarks

Pub Rmks: **This is your opportunity to own a luxurious SEMI-DETACHED INFILL with a 2-BED LEGAL SUITE (subject to permits and approval by the city) in peaceful and sought-after Killarney! The open-concept layout of this 2-storey home is perfect for growing families or those looking for a great revenue opportunity with the fully private lower level. When you're looking for an inner-city home in Calgary, the community of Killarney should be at the top of your list! This ideal home is three blocks from convenient shopping and amenities along 17 Ave SW, and a couple more blocks up from Westbrook Mall and the Westbrook C-Train Station! There are many little shops and restaurants along 17th Ave, with Edworthy Park, the Shaganappi Golf Course, and the Killarney Aquatic and Rec Centre all within arms reach. At home during the day, work in the bright pocket office with a window and built-in desk on the main floor. Then, when it's time for dinner, the family can spread out in the spacious kitchen with the extra-large island with bar seating. Enjoy ceiling-height cabinets, quartz countertops, and a full-height tile backsplash that is sure to suit your style. A built-in pantry along one side of the kitchen provides lots of storage space alongside the upper cabinets and lower drawers. The dedicated dining room enjoys front yard views through oversized windows, while the bright living room is a welcoming hub, with direct access to the back deck through large sliding glass doors with a built-in gas fireplace and cabinetry. The rear mudroom features a bench and built-in closet, keeping everyone organized as they head in and out of the house, with a private and elegant 2-pc powder room off this space. Upstairs, the primary suite enjoys a vaulted ceiling and large walk-in closet with built-in shelving, while the ensuite features a bard door entrance, heated floors, a freestanding soaker tub, a fully tiled shower with bench, and quartz counters. The upper floor also includes two secondary bedrooms with built-in closets (one being a walk-in), a full laundry room with a folding counter and sink, and a main 4-pc bath with modern vanity and a fully tiled tub/shower surround. Enter the lower level through the kitchen or a private, separate entrance off the side of the home. The 2-bed legal basement suite (subject to permits & approvals by the city) is just as thoughtfully designed as the rest of the house, with luxury vinyl plank flooring and 9-ft ceilings. Entering the suite, a bench with hooks greets you with a built-in closet. The modern, full kitchen features ceiling-height cabinets, quartz countertops, a built-in pantry, a dual undermount sink, a fridge, an electric range, and a dishwasher. There's also a spacious living/dining room, 4-pc bath, two good-sized bedrooms, and in-suite laundry. Don't miss your chance to own this brand-new home in this desirable inner-city neighbourhood!**

Inclusions: **n/a**  
 Property Listed By: **RE/MAX House of Real Estate**

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







