



THE
A-TEAM

**RE/MAX
FIRST**

1804 32 Avenue, Calgary T2T 1W2

MLS®#: **A2153626**

Area: **South Calgary**

Listing Date: **07/30/24**

List Price: **\$1,499,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2024**
Lot Information
Lot Sz Ar: **3,132 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **2,596**
Low Sqft:
Ttl Sqft: **2,596**

DOM

50
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **3 Storey**

Parking

Ttl Park: **2**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Lawn,Landscaped,Rectangular Lot**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **In Floor,Forced Air**
Sewer:
Ext Feat: **Private Entrance,Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave,Range Hood,Refrigerator,Washer**
Int Feat: **Bookcases,Breakfast Bar,Built-in Features,Chandelier,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Recessed Lighting,Soaking Tub,Vaulted Ceiling(s),Walk-In Closet(s),Wet Bar,Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	19`0" x 12`0"	Dining Room	Main	16`0" x 11`6"
Living Room	Main	17`6" x 16`0"	Office	Third	14`0" x 8`0"
Laundry	Upper	10`0" x 7`0"	Furnace/Utility Room	Basement	12`0" x 5`0"
Game Room	Basement	29`6" x 14`6"	Bedroom - Primary	Third	16`0" x 13`0"
Bedroom	Upper	12`0" x 11`10"	Bedroom	Upper	16`4" x 11`6"
Bedroom	Basement	14`6" x 10`6"	2pc Bathroom	Main	0`0" x 0`0"
4pc Bathroom	Basement	0`0" x 0`0"	5pc Bathroom	Upper	0`0" x 0`0"
5pc Ensuite bath	Third	0`0" x 0`0"			

Legal/Tax/Financial

Title:	Zoning:
Fee Simple	R-C2
Legal Desc:	4479P

Remarks

Pub Rmks: **OPEN HOUSE SATURDAY, SEPTEMBER 21ST FROM 1-3 PM. Nestled in the heart of South Calgary, this stunning 3+1 bedroom home by Willow Haven Designer Homes epitomizes modern elegance, boasting over 3400 sq ft of meticulously crafted living space. Entering the bright, open main level, you're greeted by wide plank hardwood floors and soaring ceilings, enhanced by recessed lighting and chic light fixtures. A foyer & spacious dining area with soaring ceiling welcomes you & flows seamlessly into the kitchen that's tastefully finished with quartz counter tops, island/eating bar, tons of storage & a stainless steel appliance package. The living room with feature fireplace & built-ins is open to the kitchen, creating a perfect space for entertaining. Completing the main level is a 2 piece powder room & mudroom. The second level hosts 2 generously sized bedrooms that share a 5 piece main bath. A convenient laundry room with sink & storage is also located on the second level. Ascend the elegant staircase to the third level with a den/office & access to a private balcony as well as the private primary suite with walk-in closet & luxurious 5 piece ensuite with in-floor heat, dual sinks, relaxing freestanding soaker tub & separate shower. Basement development includes roughed-in in-floor heat, a large recreation/media room with wet bar, fourth bedroom & a 4 piece bath. Other notable features include built-in speakers, roughed-in air conditioning, back yard with deck & access to the double detached garage. The inner-city location can't be beat - just blocks from South Calgary Park, River Park, vibrant Marda Loop & is close to excellent schools, shopping, public transit & has easy access to downtown via 14th Street.**

Inclusions: **None**
 Property Listed By: **RE/MAX Real Estate (Central)**

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











