

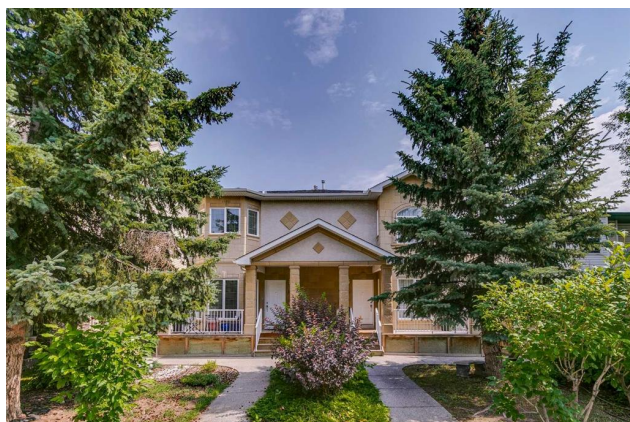


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1924 32 Street #2, Calgary T3E2R1**

MLS® #: **A2158949** Area: **Killarney/Glengarry** Listing Date: **08/22/24** List Price: **\$530,000**  
 Status: **Active** County: **Calgary** Change: **-\$20k, 07-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **2004**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Finished Floor Area

Abv Sqft: **1,218**  
 Low Sqft:  
 Ttl Sqft: **1,218**

DOM

**27**  
Layout  
 Beds: **3 (2 1 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **1**  
 Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Brush,Few Trees,Low Maintenance Landscape,Landscaped,Level**  
 Park Feat: **Assigned,Off Street,On Street,Parking Pad,Stall**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Other**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Breakfast Bar,Central Vacuum,Closet Organizers,Granite Counters,No Smoking Home,Open Floorplan,Pantry,Soaking Tub,Storage,Vinyl Windows,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>11`6" x 10`6"</b>	<b>Living/Dining Room Combination</b>	<b>Main</b>	<b>20`0" x 15`6"</b>
<b>Game Room</b>	<b>Basement</b>	<b>16`6" x 9`0"</b>	<b>Laundry</b>	<b>Lower</b>	<b>8`6" x 8`6"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>15`0" x 11`6"</b>	<b>Bedroom</b>	<b>Second</b>	<b>10`0" x 10`0"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>14`0" x 11`0"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>7`0" x 4`6"</b>
<b>4pc Ensuite bath</b>	<b>Second</b>	<b>6`6" x 6`0"</b>	<b>4pc Ensuite bath</b>	<b>Second</b>	<b>11`6" x 5`6"</b>
<b>4pc Bathroom</b>	<b>Lower</b>	<b>10`0" x 4`6"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$300**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-C1**

Legal Desc: **0414245**

Remarks

Pub Rmks: **Just blocks away from the urban vibes of 17th Ave, trendy shops, restaurants, an easy bike ride to the Bow River or downtown, Shaganappi Point Golf course, Killarney Aquatic Centre, and is truly in an unbeatable location perfect for any active lifestyle all at an affordable price!! LUXURIOUS TOWNHOME | DUAL MASTER | FINISHED BASEMENT | GRANITE & QUARTZ TROUGHOUT | NEW PAINT | STAINLESS STEEL APPLIANCES | EXTREMELY WALKABLE LOCATION! Step inside and be greeted by an inviting open floor-plan that effortlessly flows from one space to the next. The main level is designed for modern living, spacious living area with cozy fireplace, ample dining space, a well-designed kitchen and a half bath. One of the highlights of this property is not one, but two master bedrooms, each offering a private sanctuary to retreat to at the end of the day. Both bedrooms are spacious, bright with full en-suite bathrooms, these bedrooms offer comfort and elegance. The lower level of the unit is a versatile recreation room that has been beautifully finished to offer additional living space, perfect for a home office, media room or gym. This added bonus enhances the overall livability of the property and provides endless possibilities to suit your lifestyle. In addition, a third bedroom with access to a full bathroom makes for a great private guest suite or the perfect spot for your teenager. This exquisite home has everything on your wish list plus an unsurpassable location in the mature inner-city community of Killarney/Glengarry.**

Inclusions: **N/A**  
Property Listed By: **MaxWell Capital Realty**

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