



THE
A-TEAM

**RE/MAX
FIRST**

2035 32 Avenue, Calgary T2T1W7

MLS®#: **A2165827**

Area: **South Calgary**

Listing Date: **09/13/24**

List Price: **\$1,299,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

2,063

Year Built:

2024

Low Sqft:

Ttl Sqft:

2,063

Lot Information

Lot Sz Ar:

579 sqft

Lot Shape:

DOM

6

Layout

Beds:

5 (3 2)

Baths:

3.5 (3 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Lane,City Lot

Double Garage Detached

Utilities and Features

Roof: **Asphalt**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Balcony,Covered Courtyard,Private**

Entrance,Private Yard

Construction:

Wood Frame

Flooring:

Carpet,Hardwood,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Built-In Oven,Built-In Refrigerator,Dishwasher,Gas Cooktop,Washer/Dryer

Int Feat:

Bar,Built-in Features,High Ceilings,Kitchen Island,Open Floorplan,See Remarks,Separate Entrance,Vaulted Ceiling(s)

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	13`8" x 17`9"
Kitchen	Main	14`4" x 18`0"
Mud Room	Main	5`5" x 10`8"
Bedroom - Primary	Second	12`3" x 20`8"
Walk-In Closet	Second	8`6" x 6`4"
4pc Bathroom	Second	0`0" x 0`0"
Bedroom	Second	11`8" x 10`11"
4pc Bathroom	Lower	0`0" x 0`0"

Room	Level	Dimensions
Dining Room	Main	13`8" x 10`9"
2pc Bathroom	Main	0`0" x 0`0"
Office	Main	6`7" x 6`2"
5pc Ensuite bath	Second	9`4" x 16`8"
Laundry	Second	8`5" x 5`6"
Bedroom	Second	9`11" x 15`5"
Bedroom	Lower	11`2" x 13`7"
Bedroom	Lower	9`6" x 11`6"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-C2

4479P

Remarks

Pub Rmks:

Welcome to Marda Loop, one of Calgary's most sought-after neighbourhoods! This exquisite modern home beautifully marries Nordic architectural inspiration with Mid-Century accents, offering a lifestyle waiting to be embraced. Situated steps away from Marda Loop's vibrant amenities, this home boasts an incredible location that enhances your daily living experience. Enjoy trendy shops, delightful cafes, and recreational spaces, all within walking distance, making urban living a breeze. Spanning almost 3000sqft (2,063 square feet above grade) , this home features an open layout that maximizes natural light. The living room, adorned with floor-to-ceiling windows, arch details, and elegant white oak millwork, creates a warm atmosphere. A cozy fireplace adds comfort, perfect for relaxing evenings. The unique design positions the kitchen adjacent to the oversized south deck, enhancing your experience of breathtaking sunsets and creating a seamless indoor-outdoor vibe ideal for entertaining or quiet moments in your private outdoor oasis. The stunning kitchen is equipped with built-in KitchenAid appliances and a beautiful blend of tile and wood details. The bright, breezy color palette and large island make this space perfect for culinary creativity. Step outside through oversized patio doors to bask in the sun on your expansive deck, ideal for summer barbecues or morning coffee. The main level also features a unique den space with a glass door, providing a dedicated area for work or study, along with a well-designed mudroom and stylish powder room. Ascend to the upper level, where the master retreat awaits. This serene space features vaulted ceilings, large windows, and a romantic balcony for morning coffee or evening relaxation. The luxurious ensuite is a true sanctuary with dark matte stone tile, natural cabinetry, heated floors, a steam shower with jets, and a soaker tub—creating a zen-like retreat for everyday indulgence. Two generously sized bedrooms on this level include tray ceilings, a useful homework niche, and a convenient laundry area. For added versatility, this home includes a private side entrance to a LEGAL LOWER LEVEL WALKOUT SUITE perfect for generating AirBnB revenue, long-term rental, or hosting guests. The lower legal suite features two bedrooms, a laundry closet, a full bathroom, and a spacious covered outdoor area—ideal for gatherings. This home showcases exceptional design, with 10-foot ceilings on the main level and 9-foot ceilings throughout. In summary, this spectacular property in Marda Loop is more than just a home; it's a lifestyle choice that combines luxury, comfort, and convenience. Embrace the opportunity to live in one of Calgary's most desirable neighbourhoods, where every detail has been thoughtfully crafted to enhance your living experience. Welcome home.

Inclusions:
Property Listed By:

None
CIR Realty

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











