



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1716 32 Street, Calgary T3C 1N5**

MLS®#: **A2168549**

Area: **Shaganappi**

Listing Date: **09/27/24**

List Price: **\$839,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 14-Nov**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Semi Detached (Half Duplex)**

City/Town:

**Calgary**

Year Built:

**2013**

Lot Information

Lot Sz Ar:

**3,003 sqft**

Lot Shape:

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,Few Trees,Front Yard,Lawn,Garden,Landscaped,Private,Rectangular Lot  
Double Garage Detached**

DOM

**127**

Layout

Beds: **4 (3 1)**

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: **In Floor,Electric,Forced Air,Natural Gas**

Sewer:

Ext Feat: **Private Yard**

Construction:

**Wood Frame**

Flooring:

**Hardwood,Tile,Vinyl**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Built-In Oven,Dishwasher,Dryer,Electric Cooktop,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**

Int Feat:

**Built-in Features,Chandelier,Closet Organizers,Double Vanity,High Ceilings,Jetted Tub,Kitchen Island,No Smoking Home,Pantry,Quartz Counters,Skylight(s),Sump Pump(s),Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>2pc Bathroom</b>	<b>Main</b>	<b>17`6" x 16`8"</b>
<b>Living Room</b>	<b>Main</b>	<b>47`7" x 53`7"</b>
<b>Dining Room</b>	<b>Main</b>	<b>35`6" x 47`7"</b>
<b>Pantry</b>	<b>Main</b>	<b>13`1" x 22`2"</b>
<b>Laundry</b>	<b>Upper</b>	<b>18`4" x 21`11"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>31`9" x 43`3"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Entrance</b>	<b>Main</b>	<b>18`1" x 28`2"</b>
<b>Kitchen With Eating Area</b>	<b>Main</b>	<b>42`1" x 52`9"</b>
<b>Mud Room</b>	<b>Main</b>	<b>18`1" x 22`2"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>34`2" x 16`2"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>39`1" x 32`3"</b>
<b>Walk-In Closet</b>	<b>Upper</b>	<b>16`8" x 41`7"</b>

<b>Bedroom - Primary</b>	<b>Upper</b>	<b>47`7" x 48`2"</b>	<b>6pc Ensuite bath</b>	<b>Upper</b>	<b>38`7" x 34`5"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>22`2" x 32`7"</b>	<b>4pc Bathroom</b>	<b>Basement</b>	<b>16`2" x 27`1"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>47`4" x 34`5"</b>	<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>15`0" x 10`5"</b>
<b>Walk-In Closet</b>	<b>Basement</b>	<b>15`0" x 22`8"</b>	<b>Kitchen</b>	<b>Basement</b>	<b>27`1" x 45`5"</b>
<b>Game Room</b>	<b>Basement</b>	<b>39`4" x 63`9"</b>			

Legal/Tax/Financial

Title: Zoning:  
**Fee Simple Residential-Grade-Oriente**  
 Legal Desc: **1410839**

Remarks

Pub Rmks: **Welcome to this exquisite, high-end semi-detached home nestled in the vibrant community of Shaganappi, where modern sophistication meets unmatched convenience. Just steps from the Shaganappi Point C-Train station and mere minutes from downtown, this home is the perfect fusion of luxury and prime location. As you step inside, you'll be greeted by a meticulously designed layout, where the kitchen and living areas flow seamlessly together—ideal for both daily living and entertaining. The open-concept main floor, with its 9-foot ceilings, begins with a spacious foyer leading into a bright, sun-filled living room, complete with oversized windows and a custom fireplace. The chef-inspired kitchen is a true highlight, featuring built-in appliances, a gas range, a large center island, quartz countertops, and floor-to-ceiling cabinetry. Massive floor-to-ceiling glass windows connect to the rear deck, creating the ultimate indoor-outdoor living experience. Upstairs, the luxurious primary suite is a serene retreat, complete with an organization walk-in closet, a self-controlled in-floor heating ensuite bathroom, double vanities, and a skylight that bathes the space in natural moonlight. Two additional bedrooms, a 4-piece bathroom, and a convenient laundry room offer comfort and practicality for family or guests. Upgrade Heightened and Weighted Interior Doors perfectly fit the high ceilings on each floor. The basement offers a one-bedroom illegal suite with a modern kitchen and cozy living space, all warmed by in-floor heating. With high ceilings, this flexible space is perfect for extended family living or as a potential rental unit only need to open a separate side entrance for added privacy and income opportunity. In addition to its steps away from bustling shops, restaurants, and future community developments, ensuring even more walkable amenities in the near future, it's close to off-leash parks, and the highly regarded Alexander Ferguson School. The Killarney pool, downtown, and Calgary's scenic west end are all easily accessible. Whether you're strolling along the Bow River, teeing off at Shaganappi Golf Course, or exploring the lively 17th Avenue district, this community offers something for everyone. Book your showing today!**

Inclusions: **Range hood, Dishwasher, Refrigerator in the basement kitchen, TV mount in the living room, and storage cabinets in the garage.**  
 Property Listed By: **Homecare Realty Ltd.**

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









