



THE
A-TEAM

**RE/MAX
FIRST**

2033 32 Avenue, Calgary T2T 1W7

MLS®#: **A2172340** Area: **South Calgary** Listing Date: **10/10/24** List Price: **\$1,275,000**
 Status: **Active** County: **Calgary** Change: **None** 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: **3,125 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Back Yard,Low Maintenance Landscape**
 Park Feat: **Double Garage Detached**

Finished Floor Area

Abv Sqft: **2,036**
 Low Sqft:
 Ttl Sqft: **2,036**

DOM

43
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** Construction: **Brick,Composite Siding,Wood Siding**
 Heating: **Forced Air** Flooring: **Hardwood,Tile,Vinyl Plank**
 Sewer: Ext Feat: **BBQ gas line,Covered Courtyard,Private Entrance,Private Yard** Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Built-In Oven,Built-In Refrigerator,Dishwasher,Electric Stove,Garage Control(s),Gas Cooktop,Microwave,Microwave Hood Fan,Refrigerator,Washer/Dryer**
 Int Feat: **Built-in Features,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Quartz Counters,Recessed Lighting,Vaulted Ceiling(s),Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	15`2" x 12`3"	Kitchen	Main	18`10" x 12`9"
Dining Room	Main	15`7" x 9`10"	Mud Room	Main	10`8" x 5`5"
Office	Main	6`6" x 6`1"	2pc Bathroom	Main	6`10" x 4`10"
Bedroom - Primary	Second	15`0" x 12`2"	Walk-In Closet	Second	8`3" x 6`5"
Bedroom	Second	10`10" x 9`10"	Bedroom	Second	11`7" x 10`10"
Laundry	Second	8`3" x 5`5"	4pc Bathroom	Second	8`7" x 4`11"

5pc Ensuite bath	Second	16`7" x 7`5"	Bedroom	Basement	12`5" x 11`2"
Bedroom	Basement	11`5" x 9`6"	Kitchen With Eating Area	Basement	13`9" x 8`3"
Game Room	Basement	11`10" x 9`2"	Laundry	Basement	6`0" x 5`4"
4pc Bathroom	Basement	7`11" x 4`11"			

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-C2**
 Legal Desc: **TBV**

Remarks

Pub Rmks: ***Both sides available* Come view this stunning modern masterpiece nestled in the heart of South Calgary! This home perfectly combines Nordic architectural elements with Mid-Century design, offering a serene retreat with every urban convenience at your doorstep. Step inside and be greeted by an airy, open-concept layout across 2,036 sq ft thoughtfully designed to maximize natural light, with a RARE 829 sq ft WALKOUT LOWER SUITE (subject to approvals by the city)! The spacious living room, with its large windows, warm white oak millwork, & custom archways, sets the tone for comfortable elegance. Whether it's a cozy night by the fireplace or entertaining guests, this space offers a welcoming ambiance for every occasion. At the heart of the home, the kitchen is a true chef's delight. It features high-end built-in KitchenAid appliances, sleek tile details, & a bright, breezy colour palette that makes culinary creativity a joy. The oversized island is perfect for casual gatherings or prepping your favourite meals. Plus, the flow from the kitchen to the oversized South-facing deck makes it effortless to enjoy Calgary's beautiful sunsets, whether you're hosting a summer BBQ or having a quiet morning coffee. On the main floor, you'll also find a private office space with a chic glass door & a thoughtfully designed mudroom, keeping the space organized & functional for everyday life. The stylish powder room rounds off the main level with a modern touch. Heading upstairs, the primary suite is a true oasis. Vaulted ceilings, massive windows, & a private balcony invite you to relax in your own peaceful retreat. The ensuite is designed for indulgence, featuring matte stone tiles, natural wood cabinetry, heated floors, a luxurious steam shower w/ body jets, & a deep soaker tub for those long, relaxing baths. The upper floor also offers two additional generously sized bedrooms with tray ceilings & a built-in niche on the upper landing, perfect for kids' homework or extra storage. Conveniently located on this level is the well-appointed laundry room, adding practicality to luxury living. As a bonus, this property includes a LEGAL LOWER-LEVEL WALKOUT SUITE, complete with two bedrooms, a full kitchen, its own laundry facilities, a contemporary 4-pc bathroom, and a PRIVATE PATIO! This space offers incredible versatility, whether you're looking to generate rental income, host guests, or have a multi-generational living arrangement. Located in the heart of Marda Loop, one of Calgary's most sought-after communities, you'll enjoy being just steps from trendy shops, top-notch restaurants, local cafes, & beautiful parks. The area's lively atmosphere, combined with the home's tranquil design, offers the perfect balance for urban living. With over 2,850 square feet of meticulously crafted space, 10-foot ceilings on the main level, & 9-foot ceilings throughout, this home is an incredible opportunity to own a luxurious property in a prime location. *Photos are from similar project by the builder***

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









