

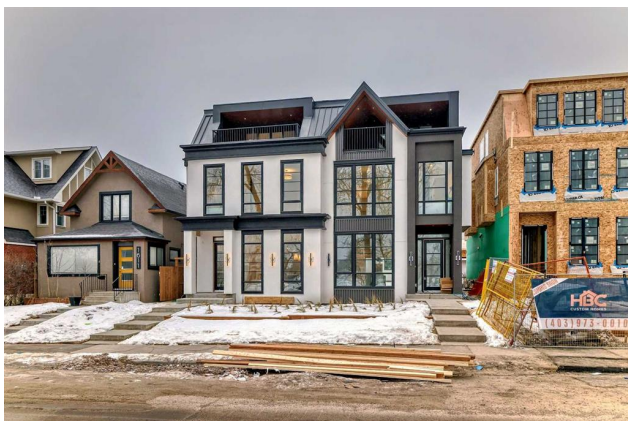


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1613 32 Avenue, Calgary T2T 1V8**

MLS®#: **A2177993**      Area: **South Calgary**      Listing Date: **11/08/24**      List Price: **\$1,519,000**  
 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: **3,122 sqft**  
 Lot Shape:

Access:

Lot Feat: **Back Lane,Back Yard,Landscaped,Street Lighting,Rectangular Lot**  
 Park Feat: **Double Garage Detached**

DOM

**85**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **4.5 (4 1)**  
 Style: **3 Storey,Side by Side**

Parking

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

Utilities and Features

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

Construction: **Cement Fiber Board,Stucco**  
 Flooring: **Carpet,Hardwood,Tile**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Garage Control(s),Microwave,Range Hood,Refrigerator,Stove(s)**  
 Int Feat: **Built-in Features,Chandelier,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Natural Woodwork,No Animal Home,No Smoking Home,Quartz Counters,Soaking Tub,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>
Entrance	Main	7`1" x 5`6"	Dining Room	Main	13`5" x 13`10"
Kitchen	Main	11`3" x 15`7"	2pc Bathroom	Main	5`0" x 5`1"
Mud Room	Main	4`11" x 7`11"	Other	Main	20`8" x 10`0"
Bedroom	Upper	12`10" x 14`2"	Walk-In Closet	Upper	9`2" x 7`1"
5pc Ensuite bath	Upper	8`8" x 16`5"	Laundry	Upper	9`1" x 5`9"
Bedroom	Upper	12`7" x 14`0"	5pc Ensuite bath	Upper	8`8" x 16`4"

Walk-In Closet	Upper	9`1" x 7`0"	Bedroom - Primary	Second	14`1" x 12`0"
Walk-In Closet	Second	13`3" x 5`9"	5pc Ensuite bath	Second	9`10" x 12`6"
Bonus Room	Second	9`11" x 10`3"	Balcony	Second	14`6" x 10`3"
Game Room	Basement	19`0" x 15`11"	Exercise Room	Basement	9`9" x 11`2"
Walk-In Closet	Basement	6`1" x 4`5"	Bedroom	Basement	12`9" x 12`1"
4pc Bathroom	Basement	8`0" x 4`8"	Other	Basement	5`4" x 7`7"
Other	Main	5`3" x 7`4"	Living Room	Main	12`11" x 15`11"
Pantry	Main	6`2" x 5`7"	Office	Upper	4`0" x 7`4"
Other	Second	5`1" x 4`9"	Furnace/Utility Room	Basement	6`1" x 15`5"

Legal/Tax/Financial

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

Remarks

Pub Rmks: **\*\* OPEN HOUSE: Jan. 31st 2:30-4:30pm and Feb. 1st 12:30-3:30pm \*\*** Located in the highly sought-after community of South Calgary, 1613 32 Ave SW is a stunning modern 3 level home that offers a perfect blend of luxury, style, and functionality. Upon entry, you are welcomed into a spacious formal dining room and a convenient walk-in closet. The gourmet kitchen is a chef's dream, featuring a massive island, sleek quartz countertops, top-tier appliances, and custom ceiling-height cabinetry. The open-concept living room boasts a gas fireplace with built-ins, and patio doors lead to the back deck for seamless indoor-outdoor living and a built-in desk. The main level also includes a mudroom and powder room. Upstairs, the primary bedroom offers a luxurious retreat with an ensuite bathroom featuring a walk-in shower, soaking tub, dual vanity, and in-floor heating, plus a large walk-in closet. The second bedroom has a walk-in closet and is connected to a full bathroom, while a built-in desk in the hallway adds functionality. The upper level also features a laundry room for convenience. The loft level is designed for entertaining with a bright living area that opens to a private balcony with stunning views, a wet bar, and a primary bedroom with an ensuite bathroom and dual walk-in closets—one for her and one for him. The fully finished basement includes a huge rec room with a built-in media center and wet bar, plus an office/gym, storage under the stairs, a full bathroom, and an additional bedroom with a walk-in closet. Outside, a double-detached garage offers secure parking and extra storage. This home provides the perfect combination of modern design, luxury finishes, and a prime location close to parks, shops, restaurants, and top-rated schools. Don't miss the chance to make this exceptional property yours!

Inclusions: None  
 Property Listed By: eXp Realty

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



















