



THE A-TEAM

RE/MAX FIRST

1924 32 Street #2, Calgary T3E2R1

MLS#: A2178788 Area: Killarney/Glengarry Listing Date: 11/14/24 List Price: \$450,000
Status: Pending County: Calgary Change: None 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

8
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

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Kitchen, Game Room, Bedroom, and Bathroom with their respective levels and dimensions.

Legal/Tax/Financial

Condo Fee:
\$300

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1

Legal Desc: **0414245**

Remarks

Pub Rmks: **One of the BEST possible values in the Inner-City!!! THREE BEDROOMS (2 with En-Suites) and Three and a half bath!!! Nothing can compare in the inner city unless you go well above \$550,000! 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



