



THE
A-TEAM

**RE/MAX
FIRST**

2019 32 Avenue, Calgary T2T 1W7

MLS®#: **A2189580** Area: **South Calgary** Listing Date: **01/24/25** List Price: **\$899,900**
 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: **2000**
Lot Information
 Lot Sz Ar: **3,121 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Landscaped,Rectangular Lot**
 Park Feat: **Double Garage Detached**

Finished Floor Area
 Abv Sqft: **2,045**
 Low Sqft:
 Ttl Sqft: **2,045**

DOM

6
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: **Flat,Mixed,Shingle,Tar/Gravel**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Private Yard**
 Construction: **Stone,Stucco,Wood Frame**
 Flooring: **Carpet,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer**
 Int Feat: **No Animal Home,No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	26`9" x 13`6"	Dining Room	Main	20`2" x 11`7"
Kitchen	Main	20`0" x 8`4"	2pc Bathroom	Main	5`1" x 4`10"
Bedroom - Primary	Second	20`0" x 13`5"	Bedroom	Second	13`3" x 9`10"
Bedroom	Second	13`3" x 9`8"	5pc Ensuite bath	Second	13`8" x 6`1"
4pc Bathroom	Second	7`10" x 6`2"	Family Room	Basement	19`10" x 19`5"
Bedroom	Basement	14`1" x 12`0"	Storage	Basement	11`4" x 5`8"
3pc Bathroom	Basement	10`3" x 6`6"			

Title:
Fee Simple
 Legal Desc:

Zoning:
R-CG

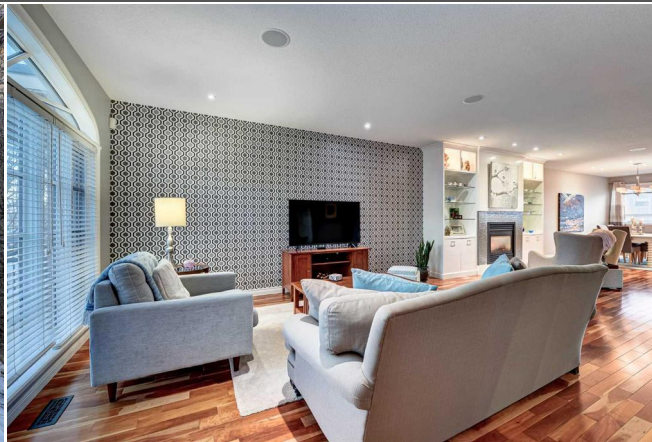
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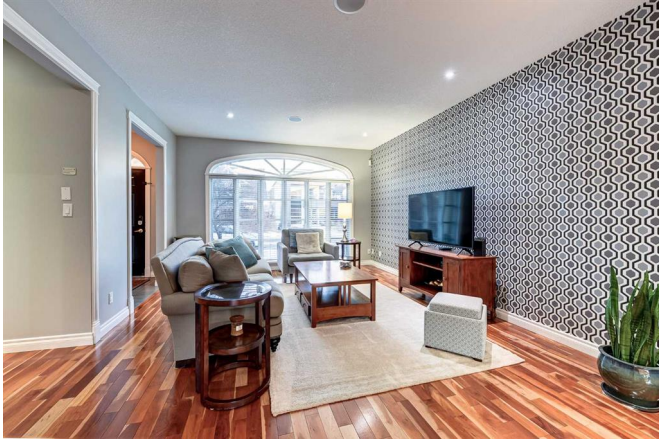
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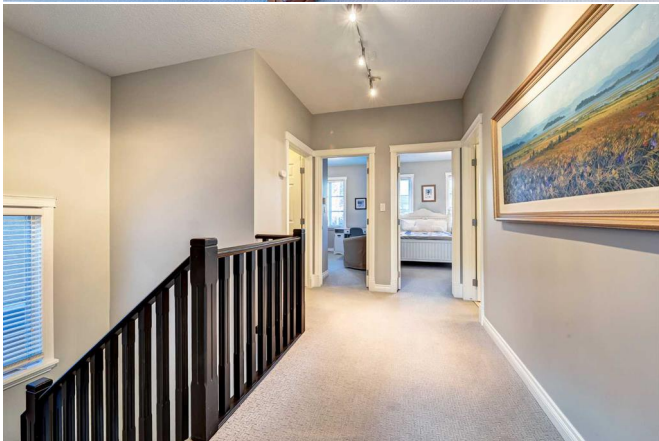
Pub Rmks: **Step into this stunning, south-facing 2,045 sq. ft. executive home in the heart of Marda Loop—a true embodiment of effortless living. Every corner of this casually elegant custom home reflects high-end finishes and meticulous attention to detail. At the heart of the main floor is the kitchen, a dream space for any aspiring chef. It features sleek, contemporary cabinetry, ample quartz countertops, a central island, and abundant storage. The kitchen seamlessly connects to the intimate dining area and a sun-soaked, south-facing deck. Ready to relax? Cozy up with your favorite book by the fireplace or unwind with family and friends in the spacious living room, a warm, inviting space for all. Upstairs, you'll find three generously sized bedrooms and a convenient upper-level laundry room. The luxurious primary suite boasts a large walk-in closet and a serene, spa-like ensuite. The additional bedrooms are bright and spacious, offering large closets and the versatility to serve as home offices. The walkout basement extends your living space, opening directly to the backyard and covered patio. The family room is ideal for movie nights or watching the big game, while the massive storage room ensures you'll never run out of space. The basement also includes a large fourth bedroom with a luxe ensuite featuring a brand-new shower. This home is filled with thoughtful design touches and is a must-see. Don't miss your chance to own a spectacular home in one of Calgary's most desirable neighbourhoods.**

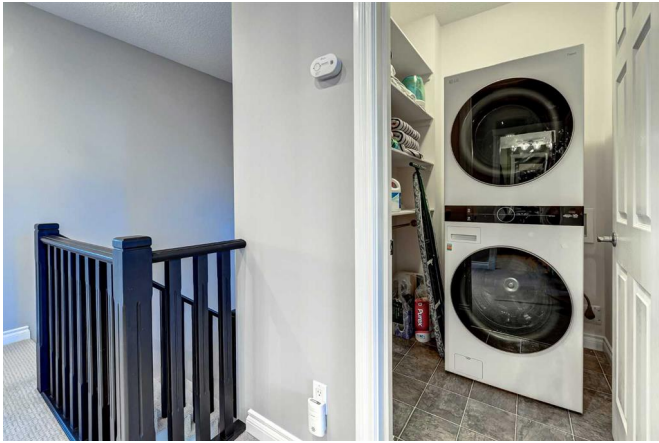
Inclusions: **N/A**
 Property Listed By: **RE/MAX Realty Professionals**

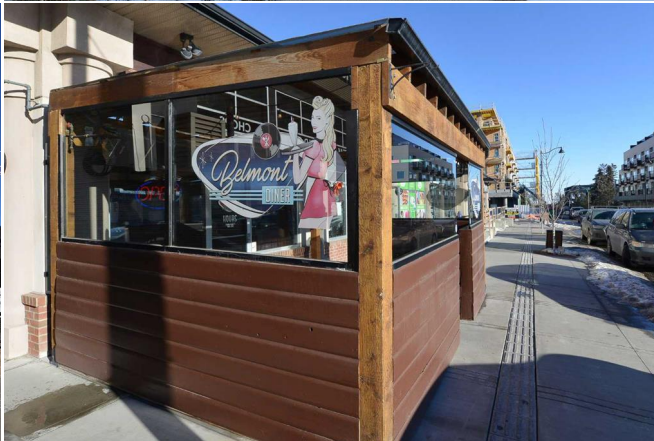
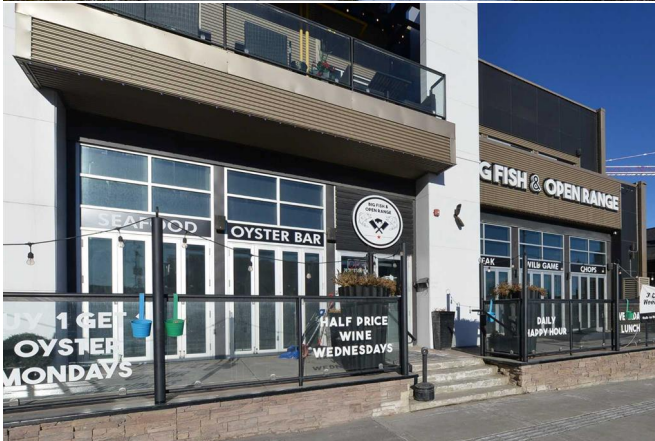
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





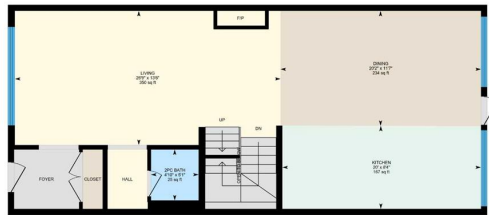






2019 32 Ave SW, Calgary, AB

Main Floor Exterior Area 1022.01 sq R
Interior Area 529.21 sq R
Excluded Area 0.72 sq R



PREPARED: 2025/01/23



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

2019 32 Ave SW, Calgary, AB

2nd Floor Exterior Area 1023.53 sq R
Interior Area 937.97 sq R



PREPARED: 2025/01/23



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

2019 32 Ave SW, Calgary, AB

Basement (Below Grade) Exterior Area 598.67 sq R
Interior Area 514.41 sq R
Excluded Area 78.54 sq R



PREPARED: 2025/01/23



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.