

1918 32 Street #3, Calgary T3E 2R1

MLS®#: **A2190505** Area: **Killarney/Glengarry** Listing Date: **01/29/25** List Price: **\$529,000**
 Status: **Active** County: **Calgary** Change: **-\$7k, 20-Feb** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2009**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,563**
 Low Sqft:
 Ttl Sqft: **1,563**

DOM
40
Layout
 Beds: **2 (2)**
 Baths: **2.5 (2 1)**
 Style: **3 (or more) Storey**

Parking
 Ttl Park: **1**
 Garage Sz: **1**

Access:
 Lot Feat: **Back Lane, Low Maintenance Landscape**
 Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air, Natural Gas**
 Sewer:
 Ext Feat: **Balcony**

 Construction: **Concrete, Stone, Vinyl Siding, Wood Frame**
 Flooring: **Carpet, Ceramic Tile, Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

 Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings**
 Int Feat: **Granite Counters, Kitchen Island, No Animal Home, No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	15`1" x 18`6"	Kitchen	Main	14`4" x 14`10"
Dining Room	Main	8`1" x 10`3"	Balcony	Main	22`9" x 4`10"
2pc Bathroom	Main	3`0" x 6`8"	Bedroom - Primary	Upper	11`6" x 16`7"
5pc Ensuite bath	Upper	4`11" x 14`4"	Bedroom	Upper	12`0" x 12`10"
5pc Bathroom	Upper	14`6" x 5`1"	Balcony	Upper	8`10" x 2`7"
Entrance	Lower	5`7" x 4`8"	Furnace/Utility Room	Lower	5`10" x 6`10"

Legal/Tax/Financial

Condo Fee:
\$299

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1

Legal Desc: **0913538**

Remarks

Pub Rmks: **OPEN HOUSE SATURDAY (Feb 1) 1:00-4:00PM. LOW CONDO FEES! EXECUTIVE TOWNHOUSE - PRIME INNER-CITY LOCATION! Welcome to this stunning 3-story townhome offering 1,563 sq. ft. of luxurious living space! Featuring a new furnace (2023), New Stove (2025), New Window blinds(2025)and new paint (2025), this home is move-in ready. Located just off 17th Avenue, it's only a block from the LRT station and bus stop, with downtown just 5 minutes away and easy access to U of C and MRU. Enjoy the convenience of nearby shopping, grocery stores, restaurants, Killarney Pool, and Westgate Shopping Centre (Walmart, Safeway, and more). This beautifully designed unit boasts two private balconies—one off the Primary Bedroom and another off the kitchen—as well as a single attached garage for secure parking. The main floor offers an expansive open living area with 9' ceilings, a cozy gas fireplace, and a designated dining space. The completely upgraded kitchen features custom maple cabinetry, granite countertops, a large island, a pantry, and ample storage. Upstairs, you'll find two oversized bedrooms with vaulted 12' ceilings, each with its own ensuite bathroom, skylights, stand-up shower, and bathtub. A half bath on the main floor adds extra convenience. This 8-unit boutique complex is professionally maintained with landscaping and snow removal. A rare find in the heart of the city—call your favorite Realtor today before it's gone!**

Inclusions: **N/A**
Property Listed By: **TrustPro Realty**

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









