



THE
A-TEAM

**RE/MAX
FIRST**

912 32 Street, Calgary T2N 2W2

MLS® #: **A2197595**

Area: **Parkdale**

Listing Date: **03/03/25**

List Price: **\$949,900**

Status: **Active**

County: **Calgary**

Change: **-\$50k, 27-Mar**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half Duplex)

City/Town:

Calgary

Year Built:

2023

Lot Information

Lot Sz Ar:

2,094 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,897

Low Sqft:

Ttl Sqft:

1,897

DOM

51

Layout

Beds:

3 (3)

Baths:

4.5 (4 1)

Style:

3 (or more) Storey, Attached-Side by Side

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Lane, Back Yard, Cul-De-Sac, Front Yard, Landscaped, Low Maintenance Landscape Double Garage Detached

Utilities and Features

Roof: **Vinyl, Membrane**
Heating: **Forced Air, Natural Gas**
Sewer:
Ext Feat: **BBQ gas line**

Construction: **Concrete, ICFs (Insulated Concrete Forms), Metal Siding, Stone, Wood Frame**
Flooring: **Ceramic Tile, Hardwood, Vinyl Plank**
Water Source:
Fnd/Bsmt: **ICF Block, Poured Concrete**

Kitchen Appl: **Built-In Oven, Dishwasher, Garage Control(s), Gas Cooktop, Gas Water Heater, Microwave, Range Hood**
Int Feat: **Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Quartz Counters, Soaking Tub, Vinyl Windows, Walk-In Closet(s), Wired for Data**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	4`11" x 4`11"	Dining Room	Main	12`0" x 8`3"
Kitchen	Main	14`10" x 13`10"	Living Room	Main	13`4" x 9`4"
4pc Ensuite bath	Second	7`11" x 12`1"	4pc Ensuite bath	Second	8`11" x 11`8"
Bedroom	Second	10`2" x 10`8"	Bedroom - Primary	Second	11`3" x 10`2"
4pc Bathroom	Third	4`11" x 8`5"	Balcony	Third	6`1" x 11`7"

Bedroom
4pc Bathroom
Game Room

Third
Basement
Basement

12`3" x 10`8"
8`10" x 5`3"
18`3" x 21`9"

Family Room
Den
Furnace/Utility Room

Third
Basement
Basement

12`5" x 11`2"
11`2" x 8`6"
6`9" x 8`6"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

8321AF

Remarks

Pub Rmks:

WELCOME TO PARKDALE! EXECUTIVE LIVING AT ITS FINEST! This glorious, brand-new three-story home in the heart of Parkdale is the epitome of luxury and modern design. Built with all the bells and whistles, this four-bedroom, five-bathroom masterpiece offers unparalleled craftsmanship and premium finishes throughout. From the moment you arrive, you'll notice the full ICF foundation providing superior insulation and durability. The engineered hardwood flooring flows seamlessly across all three levels and staircases—no carpet in this home! Step inside the main floor, where a bright and spacious layout welcomes you. The chef's dream kitchen is packed with high-end imported appliances, a panelled built-in fridge, built-in gas stove, wall oven, and an oversized quartz island. The second bar/prep island and built-in pantry make entertaining effortless. The cozy living area is complete with a sleek feature wall fireplace, creating a warm and inviting ambiance. On the second level, retreat to two primary bedrooms, both featuring large walk-in closets and spa-like ensuites both with headed floors. A laundry area adds to the convenience of this well-thought-out floor plan. The third level is an incredible private retreat with an additional bedroom, four-piece ensuite, living area, and balcony. But the real showstopper? The rooftop patio—a rare find in inner-city living—offering breathtaking views of downtown Calgary. The fully finished basement is designed for additional comfort and flexibility, featuring vinyl plank and ceramic tile flooring, a spacious den which can create a cozy office space off the lower living entertainment room, and four-piece bath—perfect for guests or extended family. Additional high-end upgrades include: • Upgraded fixtures and automatic lighting • Under-cabinet and island lighting • Closet organizers throughout • Built-in mudroom and foyer storage • Double detached garage • Private rear deck and fully landscaped yard • Premium exterior with stone, metal siding, and stucco Nestled in one of Calgary's premier inner-city neighborhoods, this home is just steps from Foothills Hospital, bus routes, river pathways, and all major amenities.

Inclusions:
Property Listed By:

N/A
CIR Realty

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









