



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**32 CHEYENNE Crescent, Calgary T2L 0Z2**

MLS® #: **A2202323**      Area: **Charleswood**      Listing Date: **03/14/25**      List Price: **\$1,285,000**  
 Status: **Pending**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **1959**  
Lot Information  
 Lot Sz Ar: **5,834 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,797**  
 Low Sqft:  
 Ttl Sqft: **1,797**

DOM

**0**  
Layout  
 Beds: **4 (2 2 )**  
 Baths: **3.0 (3 0)**  
 Style: **4 Level Split**

Parking

Ttl Park: **3**  
 Garage Sz: **2**

Access:  
 Lot Feat: **Back Lane,Back Yard,Landscaped,Many Trees**  
 Park Feat: **Double Garage Detached,Heated Garage,Insulated,Oversized**

Utilities and Features

Roof: **Asphalt**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **BBQ gas line,Private Yard**

Construction: **Cement Fiber Board,Composite Siding,Wood Frame**  
 Flooring: **Carpet,Hardwood,Tile**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer**  
 Int Feat: **Breakfast Bar,Built-in Features,Closet Organizers,Double Vanity,Granite Counters,Kitchen Island,Low Flow Plumbing Fixtures,No Smoking Home,Open Floorplan,Soaking Tub,Vaulted Ceiling(s),Vinyl Windows**

Utilities:

Room Information

| Room | Level | Dimensions | Room                | Level | Dimensions |
|------|-------|------------|---------------------|-------|------------|
|      |       |            | Legal/Tax/Financial |       |            |

Title: **Fee Simple**  
 Legal Desc: **6814HR**

Zoning: **R-CG**

Remarks

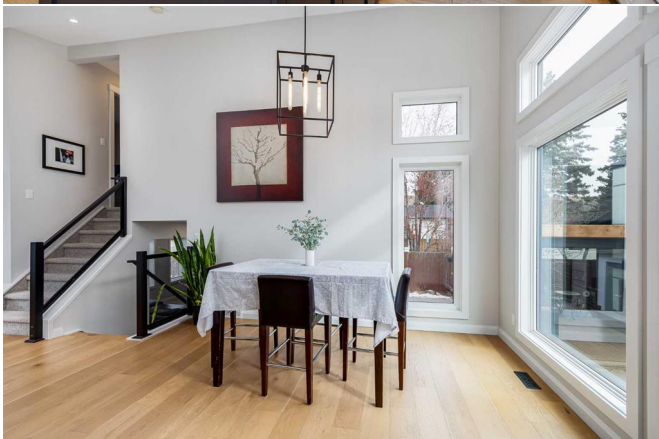
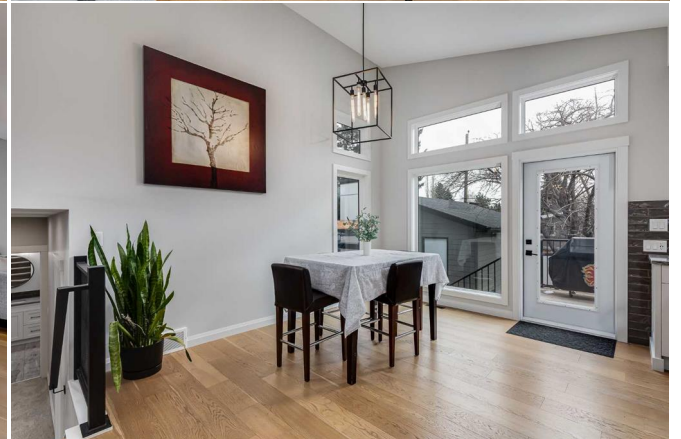
Pub Rmks: **Beautifully Renovated & Thoughtfully Designed Home in Sought-After Charleswood** Welcome to this stunning, fully renovated home that masterfully blends modern design with cozy living. From the moment you arrive, the striking exterior with hardboard siding and unique architectural details set this home apart. Every inch has been thoughtfully curated, offering a truly one-of-a-kind living experience. Step inside to an open-concept main floor featuring soaring vaulted ceilings, oversized windows that flood the space with natural light, and a spacious layout perfect for both daily living and entertaining. The bright kitchen boasts a large island, ample counter space, and high-end finishes — an ideal space for gathering with family and friends. The primary suite is a private retreat, complete with a spa-like ensuite featuring a large walk-in shower with double shower heads, double sinks, and beautiful finishes. An additional upper-level bedroom is served by a full bathroom with an oversized tub/shower, and convenient upper-floor laundry hookups add to the thoughtful design. The lower level offers a cozy family room anchored by a gas fireplace, perfect for movie nights or relaxing evenings. There is also a stylish 4-piece bathroom with double sinks — perfect for guests or a growing family. A practical mudroom with built-in lockers keeps daily life organized. Lower level has two additional well-sized bedrooms with oversized windows and a second laundry room. Enjoy outdoor living year-round with two cedar decks — an upper deck designed as an BBQ and Dining area, and outdoor living room featuring a pergola and wood-burning fireplace, creating the perfect ambiance for gatherings in any season. The oversized 24' x 24' garage is fully insulated, finished, and heated — ideal for vehicles, hobbies, or extra storage. Located in the highly desirable community of Charleswood, this home is close to excellent schools, shopping, Nose Hill Park, and the University of Calgary. A rare opportunity to own a unique, move-in-ready home in one of Calgary's most coveted neighbourhoods.

Inclusions: n/a  
Property Listed By: **Real Broker**

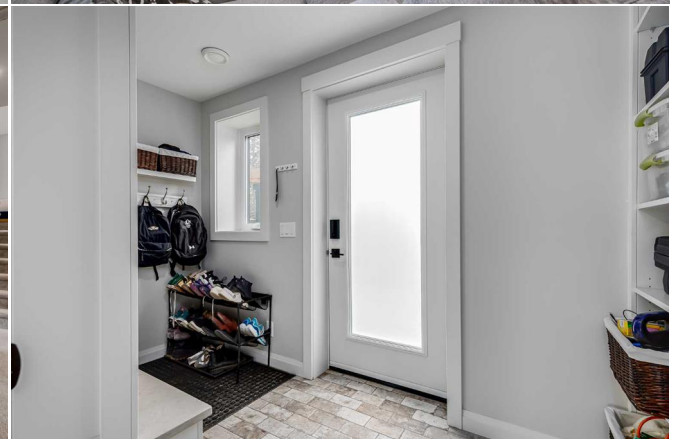
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**







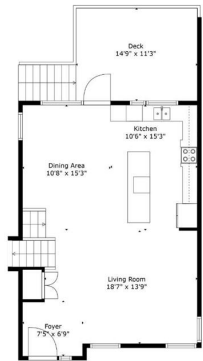
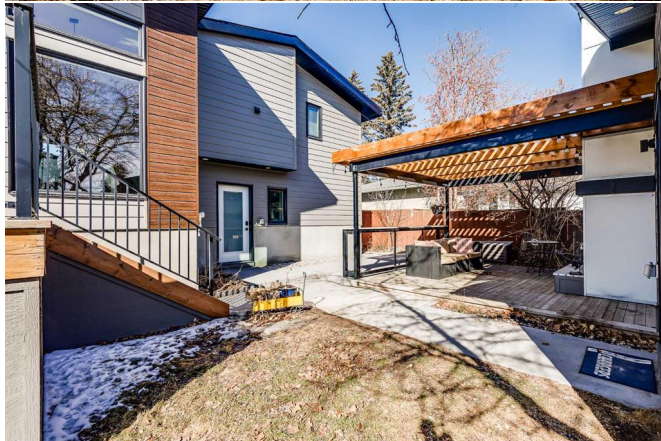
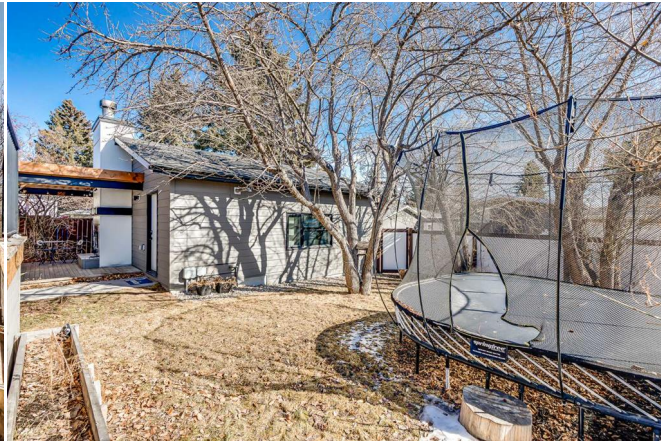




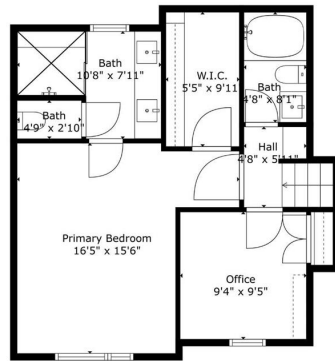




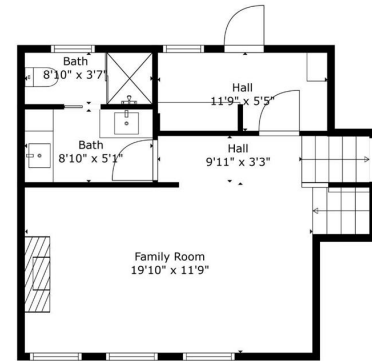




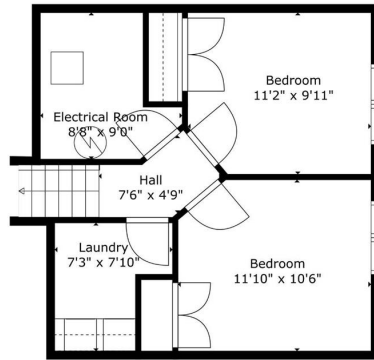
TOTAL: 1864 sq. ft.  
 BELOW GROUND: 357 sq. ft. FLOOR 1: 441 sq. ft. FLOOR 2: 633 sq. ft. FLOOR 3: 129 sq. ft.  
 EXCLUDED AREAS: ELECTRICAL ROOM: 61 sq. ft. DECK: 197 sq. ft.  
 Floor Plan Created By: Custom App. Measurements Deemed Highly Accurate But Not Guaranteed.



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TOTAL: 1854 sq. ft.  
 BELOW GROUND: 357 sq. ft., FLOOR 2: 443 sq. ft., FLOOR 3: 633 sq. ft., FLOOR 4: 529 sq. ft.  
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