\$1,195,000 - 2005 32 Avenue Sw, Calgary

MLS® #A2213195

\$1,195,000

3 Bedroom, 4.00 Bathroom, 1,861 sqft Residential on 0.07 Acres

South Calgary, Calgary, Alberta

SORRY OPEN HOUSE CANCELLED.

Modern Comfort Meets Timeless Style in the Heart of South Calgary

Welcome to this beautifully appointed

Detached 2-storey home in one of

Calgary's most desirable neighborhoods!

With over 2,700 sq. ft. of thoughtfully designed living space, this transitional-style home offers a floorplan that's both functional and elegantâ€"perfect for a single professional, couple, or small family.

Step inside to discover 9 Foot, Flat painted Ceilings, striking curved Staircase, and an abundance of natural light pouring through oversized windows. Heart of the home is the spacious Kitchen, featuring Granite Countertops, a bronze-detailed Range Hood, gas cooktop, and a generous Breakfast barâ€"ideal for casual dining or hosting friends. The adjacent Great Room with its bronze detailed gas Fireplace, offers the perfect place to unwind. Patio doors to deck allows light to stream in and give easy access to BBQ. Mudroom area and discreetly located Powder Room by the side entryâ€"perfect for daily living and keeping things organized. Upstairs, you'll find two generous Bedrooms, each with its own En-suite, including a luxurious Primary Retreat with In -Floor Heat, Steam shower, Soaker tub, separate Water Closet. Adjoining Bonus room was a bedroom on original builder plans but completed by owner as a lounge. Terrific space to keep as is, or for a home Office, Dressing room, Nursery or separate







Bedroom. Upper-level Laundry room adds everyday convenience right where you need it. Fully Finished basement has incredible flexibility, complete with In-Floor heating, Guest Bedroom, Full Bath, Wet Bar, and Large Recreation areaâ€"great for entertaining or cozy nights in. Walk-out here to the South-facing, low-maintenance backyard providing a Private Outdoor Retreat. Move-in ready and loaded with extras, including Central A/C, Security System, Built-In Vacuum, Irrigation system, Fenced yard, and a New Furnace (2024). Don't miss this exceptional opportunity!

Built in 2008

Essential Information

MLS® # A2213195 Price \$1,195,000

Bedrooms 3

Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 1,861 Acres 0.07

Year Built 2008

Type Residential

Sub-Type Detached Style 2 Storey

Status Active

Community Information

Address 2005 32 Avenue Sw

Subdivision South Calgary

City Calgary
County Calgary
Province Alberta
Postal Code T2T 1W7

Amenities

Parking Spaces 2

Parking Alley Access, Double Garage Detached

of Garages 2

Interior

Interior Features Bar, Beamed Ceilings, Breakfast Bar, Closet Organizers, Granite

Counters, High Ceilings, Kitchen Island, No Smoking Home, Open

Floorplan, Recessed Lighting

Appliances Built-In Oven, Central Air Conditioner, Dryer, Gas Cooktop, Microwave,

Range Hood, Refrigerator, Washer, Window Coverings, Wine

Refrigerator

Heating In Floor, Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes # of Fireplaces 1

Fireplaces Gas, Great Room

Has Basement Yes

Basement Full, Walk-Out

Exterior

Exterior Features Balcony, BBQ gas line

Lot Description Back Lane, Low Maintenance Landscape, Rectangular Lot, Street

Lighting, Underground Sprinklers

Roof Asphalt Shingle

Construction Stone, Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed May 27th, 2025

Days on Market 12

Zoning R-CG

Listing Details

Listing Office RE/MAX Realty Professionals

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