



GRASSROOTS
REALTY GROUP

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2, 1718 32 Street SW
Calgary, Alberta

MLS # A2240743



\$699,000

Division:	Shaganappi		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,305 sq.ft.	Age:	2019 (6 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	-		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 200
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Closet Organizers, Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Skylight(s), Wet Bar		
Inclusions:	NA		

Where Luxury Meets Lifestyle. Step into refined living with this beautifully designed townhome, ideally located just a 5-minute walk to the LRT in a peaceful inner-city setting. This bright and spacious 3-bedroom home is packed with upscale features, including soaring 10-foot ceilings, an open-riser staircase with elegant glass railing, a sleek slimline fireplace, wide-plank engineered hardwood floors, and custom wood cabinetry accented with gold hardware. The chef-inspired kitchen boasts quartz countertops and premium stainless-steel appliances. Thoughtful design continues upstairs with a luxurious primary suite featuring a 5-piece ensuite complete with heated floors, a dual vanity with built-in makeup desk, a deep soaker tub, and a rainfall shower. A second bedroom with its own ensuite and a convenient laundry area complete the upper level. The fully finished basement offers a generous rec room with a wet bar, additional storage, and a third bedroom with a full 4-piece bath—perfect for guests or a home office. Enjoy your own private, pet-friendly yard and an attached single garage, all just steps from vibrant 17th Avenue.