

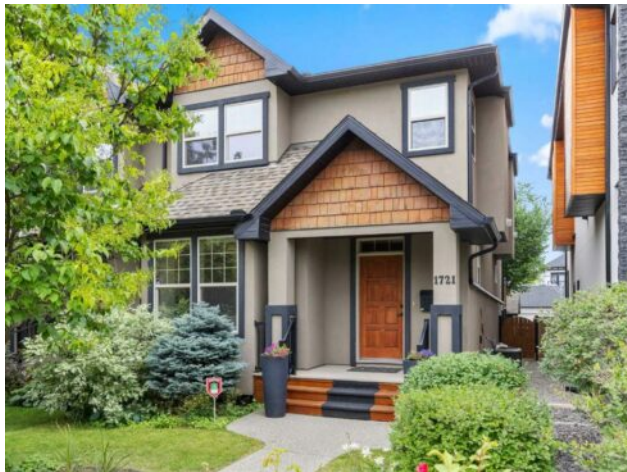


GRASSROOTS
REALTY GROUP

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1721 32 Avenue SW
Calgary, Alberta

MLS # A2250626



\$899,800

Division:	South Calgary		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,863 sq.ft.	Age:	2005 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn		

Heating: In Floor, Forced Air, Natural Gas

Floors: Carpet, Ceramic Tile, Hardwood

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Cedar, Stucco, Wood Frame

Foundation: Poured Concrete

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Features: Breakfast Bar, Chandelier, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Skylight(s), Vaulted Ceiling(s)

Inclusions: Wine Storage Cabinet, 2 Large Mirrors (front & back entrances), Dining Room wall Hanging rod, Garage exterior wall art.

****OPEN HOUSE - Sun Aug 24 (2:30-4:30pm)**** This beautiful attached home in the heart of Marda Loop impresses from the moment you arrive, with outstanding curb appeal and a sunny south-facing backyard. Inside, quality and thoughtful design are showcased across more than 2,700 sq ft of finished living space. The main floor offers a welcoming open-concept layout highlighted by rich real hardwood flooring and a striking custom curved staircase. A versatile front dining room or office with French doors sets the tone, while the gourmet kitchen is truly the heart of the home—featuring a large granite island, stylish cabinetry, and high-end appliances including a Bosch dishwasher and Whirlpool fridge (both just one year old), along with a Whirlpool gas stove. The adjoining living room, anchored by a cozy gas fireplace, creates the perfect space for gathering and entertaining, while motorized Hunter-Douglas Duet blinds on the main floor add both style and function. Upstairs, the spacious primary retreat feels like a private sanctuary with a walk-in closet and spa-inspired ensuite complete with double vanities, a soaker tub, and the comfort of in-floor heat. Two additional bedrooms, a full family bath, and convenient upstairs laundry complete this level. The fully developed lower level, also with in-floor heat, offers a large recreation room ideal for movie nights, a generous fourth bedroom, and a full bath—perfect for guests. Outside, the fully fenced and landscaped yard with a deck is ideal for summer entertaining, while the double detached garage adds privacy and creates an inviting outdoor living area. This home also includes valuable upgrades such as a Telus monitored home security system, water softener, high-efficiency furnace and 60-gallon hot water tank (both regularly serviced), central vacuum, basement hot water heating, and a Whirlpool microwave/hood fan. All of this is

offered in one of Calgary's most desirable locations—just steps from shops, restaurants, schools, playgrounds, parks, the public pool, and the library, with easy access to River Park, Sandy Beach, and a quick 10-minute commute downtown.