



GRASSROOTS
REALTY GROUP

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2201 32 Street SW
Calgary, Alberta

MLS # A2252018



\$815,000

Division:	Killarney/Glengarry		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,683 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.00 Acre		
Lot Feat:	Landscaped		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Wood Frame, Wood Siding	Zoning:	RC-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, Open Floorplan, Quartz Counters, Recessed Lighting		

Inclusions: N/A

NOW SELLING – 3 STORY LUXURY TOWNHOMES | 4 UNITS AVAILABLE | UNDER CONSTRUCTION IN KILLARNEY! Proudly built by Mainstream Developments, these stunning three-storey townhomes offer the perfect blend of luxury, function, and location. Situated on a quiet, tree-lined street in the highly desirable inner-city community of Killarney, each unit features 3 above grade levels, a fully finished basement, rooftop patio, and over 2,200 sq ft of developed living space. The open-concept main floor showcases modern finishes including wide luxury vinyl plank flooring, a gas fireplace, and a chef-inspired kitchen with quartz countertops, full height kitchen cabinets and a gas stove. On the second floor, you'll find two spacious bedrooms, each with its own full bathroom, custom closets plus a full laundry area. The third floor is dedicated to a luxurious primary suite, complete with a large walk-in closet, a spa-like ensuite, and access to your private rooftop patio—perfect for entertaining or unwinding with city views. The basement comes fully finished with a spacious Rec Room, a Wet Bar perfect for entertaining, a large bedroom and a full 3pc bathroom. With construction well underway, this is your opportunity to secure a brand-new luxury townhome in one of Calgary's most sought-after neighbourhoods. Perfectly situated steps away from parks, schools and more. For leisure the Shagnappi Golf Course, Killarney Rec Centre and 17th Avenue's dining & shopping scene is just minutes from your door! Presales available now—don't miss out! *Interior photos are for illustration purposes only, finishes may vary.