



**GRASSROOTS**  
REALTY GROUP

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**2132 32 Avenue SW**  
**Calgary, Alberta**

**MLS # A2262918**



**\$1,549,999**

<b>Division:</b>	Richmond		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,590 sq.ft.	<b>Age:</b>	2012 (13 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached, Heated Garage, In Garage Electric Vehicle Charging		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Interior Lot, Landscaped, Lawn, Views		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cedar, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Bookcases, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

**\*\*OPEN HOUSE - SAT Oct 11 (12-2pm)\*\*** Set on a quiet, tree-lined, pedestrian-friendly street in the heart of Marda Loop, this south-facing detached home blends refined design with everyday comfort &mdash; and sits on a mature 33' lot with no remaining development sites nearby. Built by Maillot Homes, one of Calgary's most respected builders, the home showcases timeless craftsmanship and understated luxury throughout. Built by Maillot Homes, one of Calgary's most respected builders, the home showcases timeless craftsmanship and understated luxury throughout. The open main floor is anchored by a stunning walnut kitchen with quartz countertops, Miele and Viking appliances, and a generous quartz island that invites conversation. Natural light pours into the connected dining and family rooms, creating a space that feels both polished and relaxed &mdash; perfect for everything from casual mornings to dinner parties with friends. A separate front living room offers flexibility for work or entertaining, while a large mudroom with built-ins keeps daily life organized. Out back, enjoy a north-facing yard with a private deck and a heated, oversized detached garage that provides ample space for vehicles and storage as well as 240V outlet for Level 2 charging. Upstairs, the layout is both practical and beautiful. The primary suite is a true retreat, featuring a soaker tub, steam shower with heated floors, and walk-in closet. Two additional bedrooms, each with their own walk-in closets, share a stylish Jack-and-Jill bathroom with a second tub. A convenient upstairs laundry room completes the level. Downstairs, the lower level delivers versatile living space &mdash; featuring a wet bar, theatre with projector screen, and a bonus room that can flex as a gym, office, or fourth bedroom. Custom drapery is included throughout, along with central A/C, in-floor heating, and the

signature attention to detail that Maillot Homes is known for. Located just a short walk to the shops, cafes, and restaurants of Marda Loop and Garrison, this home captures the best of inner-city living &mdash; sophisticated, comfortable, and perfectly connected.