



GRASSROOTS
REALTY GROUP

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2005 32 Avenue SW
Calgary, Alberta

MLS # A2267290



\$1,047,000

Division:	South Calgary		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,861 sq.ft.	Age:	2008 (17 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Low Maintenance Landscape, Rectangular Lot, Street Lighting, U		

Heating: In Floor, Forced Air, Natural Gas

Floors: Carpet, Hardwood

Roof: Asphalt Shingle

Basement: Full

Exterior: Stone, Stucco, Wood Frame

Foundation: Poured Concrete

Features: Bar, Beamed Ceilings, Breakfast Bar, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting

Inclusions: none

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

OPEN HOUSE SAT. NOV. 1st. 1:30 p.m. - 3:30 p.m. DETACHED CUSTOM HOME in vibrant South Calgary Community. Walkability is off the charts! Awesome shops, cafes, parks + every other amenity within an easy stroll! Offering 3 bedrooms + 3 $\frac{1}{2}$ baths + over 2,700 sq ft of quality craftsmanship. PLUS no sharing of attached walls or roof! Functional + elegant OPEN FLOOR PLAN is perfect for a single, couple or small family. Step inside to discover 9 Foot, New Wide Plan Hardwood, FLAT PAINTED Ceilings & an abundance of natural light pouring through OVERSIZED windows. Heart of the home is the spacious Kitchen, featuring Granite Countertops, loads of cupboard space, Bronzed detailed Range Hood, Gas Cooktop & a generous Breakfast Bar—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 allow for light to stream in & easy access to BBQ. Mudroom & Powder Room discreetly located by side entry, by the side—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 Lounge area is terrific space to keep as -is for a den, dressing area, nursery OR could easily be converted back to another bedroom. Upper-level full Laundry Room adds everyday convenience right where you need it. BRIGHT, WALK OUT BASEMENT provides loads more living space with Guest Bedroom, Full Bath, Wet Bar + fantastic large Recreation area—great for entertaining or cozy nights in. SOUTH FACING patio - a Private Outdoor Retreat with low maintenance. Very Recent UPDATES include: All New Hardwood on Main, All New

Carpeting in Lower + Upper Levels, New Furnace (2024), New Paint, Dishwasher Aug. 2025. Other Notable EXTRAS include: Central A/C, Security System, Built-In Vacuum System & Irrigation System. Very well maintained + updated by original owner. EXCELLENT VALUE + MOVE IN READY. Shows 10/10!