



2607 32 Street SW
Calgary, Alberta

MLS # A2292547



\$849,900

Division:	Killarney/Glengarry		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,883 sq.ft.	Age:	2011 (15 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Low Maintenance Landscape, Re		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: TV Wall Mounts x3

Welcome to this beautifully finished and fully developed two storey home offering a bright open layout, quality finishes, and comfortable living spaces designed for both everyday living and entertaining. 9-foot ceilings and gorgeous site finished oak hardwood floors carry you through the bright open plan main level, anchored by an expansive chef inspired kitchen with ample granite counter space including a breakfast counter for casual dining, along with stainless steel appliances that include a beverage fridge and gas range. The adjoining dining space keeps you connected to the main living area, while the living room features built ins, a cozy gas fireplace, and large windows overlooking the backyard. At the front of the home is a versatile flex room that works perfectly as a home office, playroom, or formal dining space. A convenient two-piece bathroom completes the main level. Upstairs you will find three spacious bedrooms including a large vaulted primary retreat with a walk-in closet and spa like five-piece ensuite featuring dual sinks with marble counters, a deep soaker tub, and a large custom tiled steam shower. The two additional bedrooms are both generously sized and there is also a convenient upper-level laundry room. The fully finished lower level offers a fourth bedroom, full bathroom, and a large family room with a wet bar and plenty of space for a home theatre, workout equipment, play area, and more. You will love the sunny west facing backyard with a patio that is perfect for relaxing or entertaining. Additional features include central air conditioning, recent upgrades such as new roof shingles and eavestroughs in 2025 and a new furnace and hot water tank in 2023, along with a drywalled double garage to complete the package. Conveniently located close to schools, parks, transit, and shopping. Call your favorite Realtor to arrange your private viewing!