



1420 32 Street SW
Calgary, Alberta

MLS # A2152886



\$779,900

Division:	Shaganappi		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,357 sq.ft.	Age:	1962 (62 yrs old)
Beds:	2	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Open Floorplan, Vinyl Windows		

Inclusions: Central A/C

Explore this exquisitely renovated home, perfectly situated on a tree-lined street on a 38.5'x 120' (street/alley corner) lot, in the sought-after Shaganappi neighborhood. Flooded with natural light, this property boasts 2,025 sqft of developed space and an open floor plan that's been thoughtfully updated with numerous enhancements including a new furnace in 2023, pristine hardwood floors, contemporary passage and barn doors, new windows, air conditioning, a hot water tank, designer fixtures, and a updated kitchen and bathroom. The home is tastefully decorated with a sophisticated color palette and high-quality finishes throughout. The kitchen, a highlight for any culinary enthusiast, features modern white cabinetry, quartz countertops, and stainless steel appliances, and it overlooks the beautifully landscaped and massive backyard with newer deck & fences. The living and dining area is warmly inviting with a stone accent wall and a cozy fireplace, perfect for entertaining guests or relaxing evenings at home. Completing the main floor is a stylish 3-piece full bathroom with a sleek tile and glass shower. Upstairs, you'll find 2 generously sized bedrooms, including a master suite with a romantic fireplace and a walk-in closet, a second bedroom with his/her closets, and a 5pc full bathroom equipped with a soaker tub and a two vanities. An airy loft with charming rafter windows offers a versatile space for a reading nook or home office. The fully finished lower level provides additional living space, a third full 3pc bathroom, and a spacious laundry room. Sellers have put in 2 large windows in the basement, so it's easy to convert the space into a 3rd bedroom. The exterior of the home features a large deck and a fenced backyard, perfect for outdoor activities, along with a substantial 22ft x 24ft double-detached garage. This prime inner-city

location is just steps away from the Westbrook LRT station, shopping malls, libraries, Safeway, cafes, and restaurants on 17th Ave, as well as local schools, the Killarney Aquatic & Recreation Centre, Shaganappi golf course, and only a 10-minute commute to downtown. It's also within the catchment area for Western Canada High School, one of Alberta's top high schools, making it an ideal choice for families with school-aged children. Don't miss the opportunity to own this stunning home that blends luxurious living with convenience. Schedule your viewing today!