



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

1613 32 Avenue SW
Calgary, Alberta

MLS # A2177993



\$1,519,000

Division:	South Calgary		
Type:	Residential/Duplex		
Style:	3 Storey, Side by Side		
Size:	2,853 sq.ft.	Age:	2024 (0 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Street Lighting, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cement Fiber Board, Stucco	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Quartz Counters, Soaking Tub, Walk-In Closet(s)

Inclusions: None

**** OPEN HOUSE: Saturday, Nov. 23rd 1-3pm **** Located in the highly sought-after community of South Calgary, 1613 32 Ave SW is a stunning modern 3 level home that offers a perfect blend of luxury, style, and functionality. Upon entry, you are welcomed into a spacious formal dining room and a convenient walk-in closet. The gourmet kitchen is a chef's dream, featuring a massive island, sleek quartz countertops, top-tier appliances, and custom ceiling-height cabinetry. The open-concept living room boasts a gas fireplace with built-ins, and patio doors lead to the back deck for seamless indoor-outdoor living and a built-in desk. The main level also includes a mudroom and powder room. Upstairs, the primary bedroom offers a luxurious retreat with an ensuite bathroom featuring a walk-in shower, soaking tub, dual vanity, and in-floor heating, plus a large walk-in closet. The second bedroom has a walk-in closet and is connected to a full bathroom, while a built-in desk in the hallway adds functionality. The upper level also features a laundry room for convenience. The loft level is designed for entertaining with a bright living area that opens to a private balcony with stunning views, a wet bar, and a primary bedroom with an ensuite bathroom and dual walk-in closets—one for her and one for him. The fully finished basement includes a huge rec room with a built-in media center and wet bar, plus an office/gym, storage under the stairs, a full bathroom, and an additional bedroom with a walk-in closet. Outside, a double-detached garage offers secure parking and extra storage. This home provides the perfect combination of modern design, luxury finishes, and a prime location close to parks, shops, restaurants, and top-rated schools. Don't miss the chance to make this exceptional property yours! House is under construction and will be completed in 3-4 weeks.

Copyright (c) 2024 . Listing data courtesy of eXp Realty. Information is believed to be reliable but not guaranteed.