

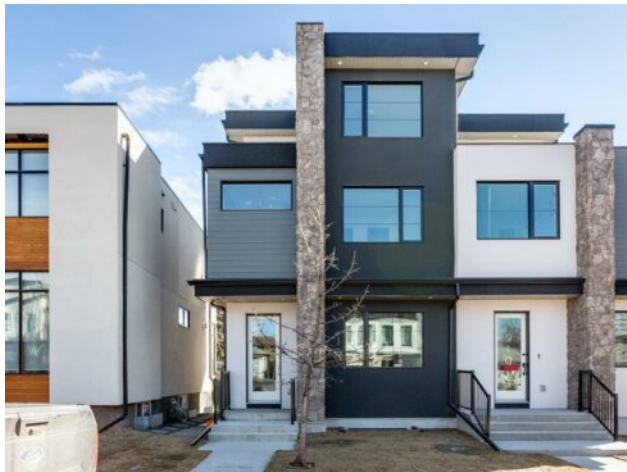


**GRASSROOTS**  
REALTY GROUP

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**912 32 Street NW**  
**Calgary, Alberta**

**MLS # A2197595**



**\$949,900**

<b>Division:</b>	Parkdale		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	3 (or more) Storey, Attached-Side by Side		
<b>Size:</b>	1,897 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Landscaped, Low Maintenance		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Vinyl, Membrane	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, ICFs (Insulated Concrete Forms), Metal Siding, Stone, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	ICF Block, Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Quartz Counters, Soaking Tub, Vinyl Windows, Walk-In Closet(s), Wired for Data		
<b>Inclusions:</b>	N/A		

WELCOME TO PARKDALE! EXECUTIVE LIVING AT ITS FINEST! This glorious, brand-new three-story home in the heart of Parkdale is the epitome of luxury and modern design. Built with all the bells and whistles, this four-bedroom, five-bathroom masterpiece offers unparalleled craftsmanship and premium finishes throughout. From the moment you arrive, you'll notice the full ICF foundation providing superior insulation and durability. The engineered hardwood flooring flows seamlessly across all three levels and staircases—no carpet in this home! Step inside the main floor, where a bright and spacious layout welcomes you. The chef's dream kitchen is packed with high-end imported appliances, a panelled built-in fridge, built-in gas stove, wall oven, and an oversized quartz island. The second bar/prep island and built-in pantry make entertaining effortless. The cozy living area is complete with a sleek feature wall fireplace, creating a warm and inviting ambiance. On the second level, retreat to two primary bedrooms, both featuring large walk-in closets and spa-like ensuites both with headed floors. A laundry area adds to the convenience of this well-thought-out floor plan. The third level is an incredible private retreat with an additional bedroom, four-piece ensuite, living area, and balcony. But the real showstopper? The rooftop patio—a rare find in inner-city living—offering breathtaking views of downtown Calgary. The fully finished basement is designed for additional comfort and flexibility, featuring vinyl plank and ceramic tile flooring, a spacious den which can create a cozy office space off the lower living entertainment room, and four-piece bath—perfect for guests or extended family. Additional high-end upgrades include: • Upgraded fixtures and automatic lighting •

Under-cabinet and island lighting • Closet organizers throughout • Built-in mudroom and foyer storage • Double detached garage • Private rear deck and fully landscaped yard • Premium exterior with stone, metal siding, and stucco Nestled in one of Calgary's premier inner-city neighborhoods, this home is just steps from Foothills Hospital, bus routes, river pathways, and all major amenities.