



GRASSROOTS
REALTY GROUP

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

1617 32 Avenue SW
Calgary, Alberta

MLS # A2200848



\$1,519,000

Division:	South Calgary		
Type:	Residential/Duplex		
Style:	3 (or more) Storey, Attached-Side by Side		
Size:	3,006 sq.ft.	Age:	2024 (1 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, Dry Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)		
Inclusions:	None		

This stylish and spacious duplex at 1617 32 Ave SW offers modern living in the heart of South Calgary, directly across from a park. The open-concept main floor features high ceilings, a gas fireplace in the living room, a mudroom, a powder room, and brand-new appliances in the kitchen. Upstairs, you'll find two bedrooms, a primary suite, and a laundry area, while the top loft level boasts a bonus room, an additional bedroom, an ensuite bathroom, and a walk-in closet. The finished basement adds even more space with a gym, a media center, a bedroom, and a bathroom. Outside, the back deck is perfect for entertaining, and the prime location offers easy access to nearby parks, schools, shops, and more. With its thoughtful layout and incredible amenities, this home is an excellent choice for those seeking comfort, style, and convenience in South Calgary. Photos of this listing are from a similar unit. While the layout and finishes are essentially the same, minor differences may exist. Layout images are of this unit.