

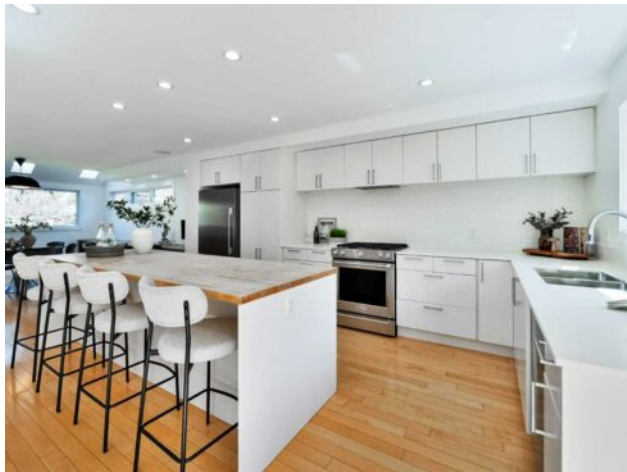


GRASSROOTS
REALTY GROUP

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

1933 32 Avenue SW
Calgary, Alberta

MLS # A2208258



\$999,000

Division:	South Calgary		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,673 sq.ft.	Age:	1953 (72 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Single Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Metal, See Remarks	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cedar, See Remarks, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), High Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, See Remarks, Skylight(s), Storage, Vaulted Ceiling(s), Wired for Sound		
Inclusions:	Hood Fan		

Welcome to 1933 32 Avenue SW — a one-of-a-kind inner-city masterpiece where timeless design meets modern living in the heart of vibrant Marda Loop! Completely rebuilt and professionally renovated by Rectangle Design in 2012, this stunning 4-bedroom, 3.5-bathroom detached home sits proudly on a rare 37.5' x 125' lot — offering over 2,400 sq ft of stylish, functional, and light-filled living space across three beautifully finished levels. From the moment you arrive, this home steals the show with its rich cedar-clad exterior, tree-lined street, and undeniable curb appeal. Inside, the attention to detail is everywhere — soaring slanted ceilings, warm solid maple hardwood floors, custom cedar design elements, and an abundance of natural light pouring in through skylights and expansive south-facing windows. Designed for everyday living and elevated entertaining, the bright, minimalist-inspired kitchen is the heart of the home — featuring sleek quartz & maple countertops, built-in pantry, hidden storage throughout, stainless-steel appliances, and seamless flow into a cozy yet sophisticated living space. A stunning European Stûv wood-burning fireplace adds warmth and character, while built-in speakers enhance the ambiance throughout. A magnificent mudroom connects the front and side entrances — offering a practical and stylish space to keep coats, shoes, bags, and daily essentials all in one convenient spot. Step outside to your private, sunny south-facing backyard — perfect for relaxing summer evenings, BBQs, or letting kids play freely in this larger-than-average inner-city yard. Upstairs, the vibe continues with 3 spacious bedrooms including a primary retreat complete with dramatic slanted wood ceilings, custom built-ins, and a sleek ensuite. The fully finished lower level adds incredible flexibility with a 4th

bedroom (or oversized rec room with sliding wall), a full bath, a media/family room, laundry, and loads of cleverly hidden storage. And it doesn't stop there — recent updates and upgrades include: New Furnace (2022), Central A/C (2022), Range (2023), Power installed for Level 2 EV Charger in detached garage. This is a rare chance to own an architectural beauty that perfectly balances mid-century modern charm with all the comforts and conveniences of today's lifestyle — right in the heart of one of Calgary's most sought-after neighbourhoods with truly wonderful neighbours. This home has it all — warmth, style, functionality, and an unbeatable inner-city location just steps to the shops, restaurants, parks, and energy of Marda Loop.