



**GRASSROOTS**  
REALTY GROUP

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533 32 Street NW  
Calgary, Alberta

MLS # A2254418



**\$1,399,900**

<b>Division:</b>	Parkdale		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	3 (or more) Storey, Attached-Side by Side		
<b>Size:</b>	2,659 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

LOWER REC ROOM W/ WET BAR - NO SUITE! | THIRD FLOOR LOFT W/ PRIMARY SUITE + 2x BALCONIES | 5 BEDS | MAIN FLOOR OFFICE | DUAL PRIMARY UPPER LAYOUT | Modern design, rare functionality, and high-end finishes come together in this BRAND NEW SEMI-DETACHED infill that's built for everyday life and entertaining. From the front foyer, a BUILT-IN CLOSET and BENCH with HOOKS keep things organized the moment you step inside. A main floor POCKET OFFICE with BUILT-IN DESK makes working from home seamless. Up front, the DINING ROOM shines with DESIGNER LIGHTING, while the heart of the home is the kitchen, fully equipped with a GAS COOKTOP, high-end appliances, BUILT-IN PANTRY, and clever BUILT-IN STORAGE tucked under the stairs. The open-plan living room features a GAS FIREPLACE with a FULL-HEIGHT TILE SURROUND and BUILT-IN SHELVING that elevates the space with both warmth and sophistication. At the back, a proper MUDROOM with BUILT-IN CLOSET and BENCH keeps the chaos of daily life contained, while the POWDER ROOM offers DESIGNER TOUCHES that feel curated. Upstairs is where this home truly sets itself apart: a TWO PRIMARY SUITE LAYOUT. Each retreat includes a WALK-IN CLOSET and a spacious 5-PIECE ENSUITE with FREE-STANDING TUB, fully tiled WALK-IN SHOWER, and DUAL VANITIES. It's a rare configuration that offers flexibility for multi-generational living, guest hosting, or simply enjoying two equally luxurious suites. A convenient LAUNDRY ROOM is also located on this level. Up another level and the third-floor LOFT feels like your own private getaway! A LARGE DELUXE PRIMARY SUITE occupies the space with a BUILT-IN WARDROBE, an oversized spa-style ensuite with WALK-IN SHOWER, and its own PRIVATE BALCONY with

sliding patio doors. A bonus living area with a FULL WET BAR opens to yet another BALCONY, creating the perfect indoor-outdoor space for relaxing or entertaining with both DOWNTOWN + RIVER VIEWS! The lower level continues to expand your options with TWO MORE BEDROOMS and a full 4-PIECE BATH. A large REC AREA anchors the space, ideal for movie nights, hockey games, or a kids' zone, alongside a WET BAR with an ISLAND and CUSTOM CABINETS. Ample STORAGE means you'll never run short on space. Set in the heart of Parkdale, this home offers the best of both convenience and community. You're steps from the BOW RIVER PATHWAY for runs, bike rides, and dog walks, and just a short stroll to RIVERSIDE PARK and the community garden. Coffee and brunch spots like Lazy Loaf & Kettle and Red Lion Pub are minutes away, with MARKET MALL and Kensington's boutique shops a quick drive. Families will appreciate proximity to FOOTHILLS and CHILDREN'S HOSPITALS, and the UNIVERSITY OF CALGARY. Well-regarded schools nearby include Parkdale Elementary, Queen Elizabeth Junior/Senior High, and Westmount Charter. Easy access to 16th Ave and Crowchild Trail keeps commuting into downtown or out to the mountains simple and efficient.