



**GRASSROOTS**

REALTY GROUP

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**1517 32 Avenue SW  
Calgary, Alberta**

**MLS # A2297030**

**\$1,499,000**



<b>Division:</b>	South Calgary		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	3 (or more) Storey, Attached-Side by Side		
<b>Size:</b>	2,732 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	4	<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 Lane, Back Yard, Front Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s), Wet Bar

**Inclusions:** None

**\*\* Open House: Saturday, May 2nd 2-4pm, Sunday, May 3rd 2-4pm and Monday, May 4th 4-6pm \*\*** Located in the heart of South Calgary, 1517 32 Ave SW showcases refined design, elevated finishes, and a thoughtfully curated layout across every level. This stunning home features a main floor that welcomes you with an elegant foyer, a spacious dining area, and a chef-inspired kitchen complete with a large quartz island and a full JennAir appliance package. The living room is anchored by a sleek fireplace, while double patio doors flood the space with natural light and create seamless indoor-outdoor flow. A functional mudroom and carefully selected luxury finishes complete this exceptional main level. The second floor offers two generously sized bedrooms, including one with a walk-in closet and a beautifully appointed four-piece ensuite featuring dual vanities and a soaker tub. A third room on this level provides flexibility for a home office, craft room, or additional flex space. A stylish common three-piece bath, upper floor laundry, and a convenient linen closet add to the home's practicality. The entire top floor is dedicated to a private primary retreat. Enjoy an expansive bedroom complete with its own fireplace, creating a warm and sophisticated ambiance. The luxurious four-piece ensuite features double vanities and a soaker tub, complemented by a large walk-in closet and a private balcony. With no neighbours directly in front, you'll appreciate both privacy and unobstructed views. The fully developed basement extends the living space with an additional bedroom, a three-piece bath, a spacious recreation or fitness area, and a wet bar perfect for entertaining. A double detached garage completes this exceptional inner-city offering. A sophisticated residence that perfectly balances luxury, comfort, and functionality in one of

Calgary's most desirable communities.