



**2005 32 Street SW
Calgary, Alberta**

MLS # A2303916



\$799,900

Division:	Killarney/Glengarry		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,986 sq.ft.	Age:	2011 (15 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Low Maintenance Landscape, Private, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Breakfast Bar, Built-in Features, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Soaking Tub, Storage, Sump Pump(s), Walk-In Closet(s)

Inclusions: Cork board in lower level, lower level media unit/shelving

Set in the established community of Killarney, this well-designed 4 bedroom home offers more than 2,500 sq ft of fully developed living space, highlighted by a desirable floorplan and high ceilings throughout. The bright, open-concept main level features rich hardwood flooring and an east to west-facing orientation that fills the space with natural light. The kitchen is both stylish and functional, complete with granite countertops, a large island with eating bar, sleek white cabinetry, walk-in pantry, and stainless steel appliances, all flowing seamlessly into a spacious dining area. The inviting living room centers around a cozy gas fireplace, creating a warm and cohesive space for everyday living and entertaining. A private den or home office sits just off the front entry, while a convenient powder room and back storage closet/mudroom space round out the main floor. Upstairs, you'll find three spacious bedrooms, a full 4-piece bathroom, and a laundry room with added storage. The primary suite offers a walk-in closet and a well-appointed 5-piece ensuite featuring dual sinks, a jetted tub, and separate shower. The fully finished basement is ideal for relaxing or hosting, with a large family/media room, built-in entertainment unit, and wet bar. A large fourth bedroom and additional 4-piece bathroom complete the lower level. Outside, the sunny west-facing backyard provides the perfect setting to unwind, featuring a patio and access to a double detached garage. Ideally located in the heart of Killarney, this home is just a short stroll to the Killarney Recreation Centre, Westbrook LRT, and local favourites like Luke's Drug Mart. The area offers excellent schools, beautiful parks, and convenient access to shopping and everyday amenities, with Shaganappi Golf Course nearby. Commuting is effortless with quick access to downtown via 17th Avenue, making this a truly

well-connected and sought-after place to call home.