



**GRASSROOTS**  
REALTY GROUP

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**2022 32 Avenue SW  
Calgary, Alberta**

**MLS # A2305734**



**\$2,099,000**

<b>Division:</b>	South Calgary		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,679 sq.ft.	<b>Age:</b>	2001 (25 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Door Opener, Heated Garage		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Rectangular Lot		

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

**Features:** Bar, Ceiling Fan(s), Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Quartz Counters, See Remarks, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound

**Inclusions:** Sprinkler system, Garage cabinets and Work bench, Garage Heater, TV wall mount in Living room, TV wall mount in Basement Bedroom, Formal Dining room Table 6 chairs Buffet & Hutch, All built in speakers, Connect 4 Sound system- sold as is where is

This is the one buyers wait for! Located in the heart of SOUTH CALGARY, this extensively RENOVATED home sits on a rare 40'x125' lot and offers over 4000 sq ft of elevated living space just minutes from Marda Loop, parks, schools, and Calgary's most sought-after inner-city amenities. From the moment you arrive, the covered front porch and mature landscaping create a sense of privacy rarely found at this price point. Inside, the home has been fully refreshed with refinished hardwood throughout, a complete interior repaint, and carefully curated upgrades that bring a modern, cohesive feel throughout. The MAIN LEVEL is anchored by a completely redesigned custom kitchen featuring solid wood cabinetry, leathered quartz countertops, and a premium Bosch appliance package (2025), including an induction cooktop, a built-in wall oven, and a convection microwave. The MUDROOM features custom built-in lockers and pantry storage. The KITCHEN opens seamlessly into the bright living area, where a new fireplace and custom mantle create a strong focal point. Updated garden doors extend the COVERED PRIVATE SPACE OUTDOORS, making entertaining effortless. UPSTAIRS, the home delivers a true retreat. The fully rebuilt PRIMARY ENSUITE offers a spa-inspired experience with a freestanding tub, custom tile shower, and polished quartz finishes. TWO ADDITIONAL OVERSIZED BEDROOMS share a Jack & Jill bathroom, while the redesigned laundry room features custom cabinetry and a full-size LG washer and dryer tower. The FULLY DEVELOPED BASEMENT adds flexibility with a large recreation space, a bar, two additional bedrooms, and a full bathroom, ideal for guests, teens, or multi-generational living. EXTENSIVE UPGRADES completed in 2024/25 set this home apart. These include all-new HVAC (2 furnaces, 2 A/C units, 2 hot water

tanks with Nest), new Hunter Douglas window coverings throughout, updated lighting, electrical upgrades, Gemstone lighting and a full exterior refresh with new stucco and new eavestroughs with leaf guards. The BACKYARD has been professionally redesigned with landscaping, irrigation, lighting, and hardscaping, creating a private, low-maintenance outdoor space that's ready to enjoy. A rare opportunity to secure a fully turnkey inner-city home on a 40' lot in South Calgary, where the upgrades are complete, the layout works well for every family, and the location continues to deliver long-term value. Enjoy exceptional walkability with access to MARDA LOOP'S shops, restaurants, and cafés, nearby parks, playgrounds, schools, a swimming pool, community center, library, fitness studios, dog parks and the Glenmore Reservoir pathways. With a quick commute to Downtown and great access to public transport, this home offers the perfect balance of lifestyle, recreation, and everyday convenience.