



**GRASSROOTS**  
REALTY GROUP

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**2021 32 Avenue SW  
Calgary, Alberta**

**MLS # A2307164**



**\$849,900**

<b>Division:</b>	South Calgary		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,971 sq.ft.	<b>Age:</b>	2000 (26 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 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, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, 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>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Beamed Ceilings, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, French Door, Granite Counters, Kitchen Island, Pantry, Recessed Lighting, See Remarks, Soaking Tub, Walk-In Closet(s)

**Inclusions:** Cupboard in Garage, Main-floor TV wall mount (TV excluded)

Bright and beautifully maintained 3-bedroom family home with a fully developed walk-out basement, ideally situated on a quiet tree-lined street in the sought-after inner-city community of South Calgary. Flooded with natural light, the main level features rich hardwood flooring, elegant beamed ceilings, and an inviting living room complete with a stunning river rock fireplace and custom built-ins. The spacious kitchen is designed for both everyday living and entertaining, featuring granite countertops, stainless steel appliances, a large island with an eating bar, abundant cabinetry, and a sunny breakfast nook that leads out to the south-facing upper deck. A casual dining area and convenient 2-piece powder room complete the main floor. Upstairs, you'll find three generous bedrooms, a full 4-piece bathroom, and a functional laundry room and additional storage. The primary retreat impresses with vaulted ceilings, a walk-in closet, and a luxurious 5-piece ensuite featuring dual vanities, a relaxing corner soaker tub, and a separate shower. The fully developed walk-out basement expands the living space with a massive family/media room offering direct patio access and ample space for a home gym, games area, or playroom. A 3-piece bathroom and loads of additional storage complete the lower level. Enjoy the sunny south-facing backyard with a natural gas connection to the deck, roughed-in plumbing for a hot tub, and double detached garage, all just steps from the shops, restaurants, and amenities of vibrant Marda Loop. Close to golf courses, excellent schools, parks, public transit, and with quick access to Crowchild Trail, this exceptional home offers the perfect balance of lifestyle and convenience.