



2010 32 Street SW
Calgary, Alberta

MLS # A2317099



\$949,000

Division:	Killarney/Glengarry		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,954 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Rectangular Lot		

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

Features: Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Recessed Lighting, Soaking Tub, Storage, Sump Pump(s)

Inclusions: TV Mounts

Introducing - your new home! From the clean lines of the oak hardwood on both main and upper floor to the dramatic ceiling-height cabinetry, this Killarney home stands out with over 2,700 square feet of brilliantly utilized space. The open main floor seamlessly connects a fire-lit family room to a chef's kitchen equipped with Bosch appliances, a large prep island, stone surfaces, a built-in wall oven, and a gas cooktop. A discreet powder room completes this level. The second floor features two bright skylights and hosts three substantial bedrooms, each highlighted by custom accent walls and built-in features. The primary retreat has a vaulted ceiling and offers a private oasis with a five-piece ensuite featuring a deep soaking tub, dual vanities, a glass rain shower, and a separate water closet. A dedicated laundry room with a sink, folding counter, and built-in cabinetry adds everyday convenience. The finished lower level expands your space with a large recreation room, a fourth bedroom with a walk-in closet and a full four-piece bathroom. Modern comforts and smart tech are integrated throughout, including central air conditioning, a Nest thermostat, central vacuum, a Ring doorbell, and cozy in-floor heating in all full bathrooms. Outside, the detached double garage, which comes finished with a slat wall and durable epoxy flooring, and a paved alley. Situated just steps from the lively dining and shopping along 17th Avenue, excellent schools, transit and 5 minutes to downtown, this home offers a quick, seamless commute to almost anywhere!