



GRASSROOTS

REALTY GROUP

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**1, 1908 32 Street SW
Calgary, Alberta**

MLS # A2317848



\$599,900

Division:	Killarney/Glengarry		
Type:	Residential/Four Plex		
Style:	Townhouse-Stacked		
Size:	1,235 sq.ft.	Age:	2001 (25 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Assigned, Single Garage Detached		
Lot Size:	-		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn		

Heating:	Forced Air, See Remarks	Water:	-
Floors:	Concrete, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 455
Basement:	None	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Double Vanity, Granite Counters, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s)		
Inclusions:	N/A		

Enjoy a boutique inner-city lifestyle where New York brownstone-inspired architecture meets the convenience of one of Calgary's most connected neighbourhoods. Nestled in trendy Killarney just a short walk from the Westbrook LRT Station, Westbrook Mall, restaurants, the Nicholls Family Library and Killarney Aquatic & Recreation Centre, this stylish home places everyday amenities and downtown access within easy reach. Distinctive curb appeal begins with iron stairs leading to the elevated front landing, setting the tone for the character found throughout. Acid Stained concrete floors add a contemporary edge to the open-concept main level while large windows draw natural light into the living room, creating a welcoming setting around the fireplace with its striking concrete mantel. Gather with friends and family in the centrally positioned dining area where designer lighting and unobstructed sightlines encourage effortless entertaining. Tucked between 2 windows, a versatile nook adapts easily as a home office, coffee station or serving area, while additional space beneath the staircase accommodates reading, hobbies or everyday organization. Preparing meals feels both functional and social in the thoughtfully designed kitchen featuring granite countertops, stainless steel appliances, including a gas stove full-height cabinetry and a breakfast bar island that naturally becomes a favourite gathering place. Added convenience comes in the form of a main floor powder room. Hardwood flooring extends throughout the upper level where a spacious primary retreat delivers comfort and style with elegant lighting and a walk-in closet. Nearby, the second bedroom, with a convenient Murphy bed, accommodates guests, family members or work-from-home flexibility. Daily routines become a little more luxurious in the beautifully renovated bathroom showcasing

dual sinks, a deep soaker tub and an oversized shower. Laundry facilities located on the same level simplify household tasks and eliminate trips up and down stairs. Outdoor living remains equally impressive thanks to a large pergola-covered deck designed for barbeques, quiet evenings and memorable gatherings. Mature landscaping surrounds the grassy fenced yard, creating space for children, pets and gardening while maintaining a sense of privacy rarely found this close to the city core. Completing the package, garage parking adds valuable year-round convenience. Combining character, thoughtful updates and an exceptional walkable location, this home delivers an ideal balance of comfort, style and urban accessibility. Upgrades include ; NEW FURNACE AND TANKLESS HOT WATER HEATER, NEW PAINT, inside and out , and NEW CARPET. plus a CENTRAL AIR CONDITIONER. This home is Move in ready , Enjoy!