



GRASSROOTS
REALTY GROUP

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217 32 Avenue NW
Calgary, Alberta

MLS # A2333284



\$900,000

Division:	Tuxedo Park		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,371 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Fruit Trees/Shrub(s), Low Mai		

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

Features: Bar, Bidet, Bookcases, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Quartz Counters, Sauna, Soaking Tub, Steam Room, Storage, Walk-In Closet(s), Wired for Sound

Inclusions: 2x TV and TV wall mounts, 3x Sonos amps, all electronic door keypads, eufy smart home system, 2x beverage coolers

Welcome to 217 32 Avenue NW — a standout inner-city home in the heart of established, tree-lined Tuxedo Park. Set on an exceptionally deep 155-ft lot, this property makes the most of its rare footprint, delivering a spacious inner-city home of nearly 2,400 sq ft — a size that's increasingly hard to find this close to downtown. Step through the front door and you are welcomed by soaring 10ft ceilings. At the heart of the home is a showstopping kitchen anchored by an island measuring almost 18ft long — ideal for entertaining, meal prep, and gathering the whole family. Comfort details run throughout. Luxurious shower and heated floors in the primary ensuite. The comfort does not stop there. The basement bathroom is another space for pampering with a 6-person steam room and heated floors. Top that off with central air conditioning to keep summers cool. Upstairs, a generous bonus room is elevated by the vaulted ceiling and large windows, offering a flexible space for a family room, home office, or play area. Entertainers will love the built-in sound system, complete with three Sonos amplifiers included. Outside, underground sprinklers keep the yard effortless, and a genuinely handy feature — the backyard hose is plumbed with warm water — makes rinsing off sandy kids, filling a paddling pool, or washing muddy paws after a walk quick and painless. The location is a major draw. Families have a full range of K-12 options nearby, including Buchanan, Rosedale and Mount View (K-6), Balmoral and G.P. Vanier (7-9), and Crescent Heights High School (10-12). You're minutes from Centre Street and Edmonton Trail with their shops, cafés and restaurants. Confederation Golf Course and The Winston Golf Course are so close that a quick nine is never more than a short drive (or a good tee shot) away.

Downtown, SAIT and the C-Train are all a short commute away. Major routes including Centre Street, Edmonton Trail and 16 Avenue NW (Trans-Canada) put Deerfoot Trail, the airport and the mountains within easy reach. The entire home has been freshly painted, professionally cleaned and carpets shampooed - primed and ready to welcome you home. The space, upgrades, and location are the trifecta of a beautiful innercity home. Check out the 3D tour or call your favourite real estate agent and come check it out for yourself!