



GRASSROOTS
REALTY GROUP

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211 32 Avenue NW
Calgary, Alberta

MLS # A2334484



\$868,000

Division:	Tuxedo Park		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,099 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Garage Faces Rear, Insulated		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Garden, Interior Lot, Landscaped, Level, P		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Breakfast Bar, Built-in Features, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s)

Inclusions: Built-in Shelving (Garage), Projector, Kegerator Fridge

One of the largest semi-detached infills with over 3100 SF of total SF and located in the heart of a vibrant inner-city neighbourhood, just moments from Confederation Park, Lina's Italian Market, schools, playgrounds, and downtown! From the moment you step inside, you'll notice how spacious this home feels. Generously proportioned rooms, soaring ceilings, and an exceptionally functional layout create an airy feel rarely found in inner-city infills built by a custom Italian boutique builder. Rich hardwood flooring, refinished in 2026, flows throughout the main level and staircase, while extensive custom millwork, solid-core doors, heated tile flooring, and timeless design selections showcase the home's enduring craftsmanship. A stunning formal dining room, enclosed by French doors and transom windows, offers incredible flexibility as a dining space, home office, or playroom. The expansive kitchen features abundant cabinetry, a large walk-in pantry, under-cabinet lighting, granite countertops, a gas range, oversized island, and exceptional storage rarely found in comparable homes. Adjacent to the kitchen, an informal breakfast nook and spacious living room with a gas fireplace create a welcoming hub for everyday living and entertaining alike. Upstairs, you'll find three exceptionally spacious bedrooms, including a private primary retreat thoughtfully separated from the secondary bedrooms for added comfort and privacy. The luxurious 5-piece ensuite features dual vanities, heated tile floors, and plenty of room to unwind. The secondary bedrooms are generously sized, including one with a charming hand-painted ceiling mural that would make an ideal nursery, bedroom, office, or creative space. Convenient upper-floor laundry and custom Normandeau shutters throughout complete the level. The fully developed basement offers more than 1,000 SF of additional living

space and serves as the ultimate entertainment and recreation zone. Featuring a rare second gas fireplace, projector and projector screen (included), custom dual-tap Marvel kegerator, a spacious family room, an additional bedroom, and a full bathroom, this level is perfectly suited for hosting guests, movie nights, or relaxing with family. Outside, the sunny south-facing backyard offers a seamless transition from deck to lawn, creating an inviting outdoor space for children, pets, gardening, or summer entertaining. The insulated double garage includes built-in shelving, while central air conditioning ensures year-round comfort. Meticulously maintained and thoughtfully designed throughout, this is a rare opportunity to own a home that perfectly balances timeless style, exceptional functionality, and an unbeatable inner-city location.