



GRASSROOTS
REALTY GROUP

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2421 32 Street SW
Calgary, Alberta

MLS # A2338118



\$1,269,900

Division:	Killarney/Glengarry		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,027 sq.ft.	Age:	2025 (1 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	See Remarks	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Kitchen Island, See Remarks, Walk-In Closet(s)		

Inclusions: N/A

Looking for the crème de la crème of Killarney infills? Welcome to a brand new luxury residence where exceptional design, elevated finishes and thoughtful functionality come together in one of Calgary's most sought-after inner-city communities. From the moment you arrive, the home makes an impression with its striking curb appeal and sophisticated architectural presence. Step inside to a spacious entryway, with an elegant dining area immediately to your left featuring refined wainscoting wall detail. The heart of the home is the beautifully appointed kitchen, designed to be as impressive as it is functional, featuring a dramatic fluted curved island, illuminated glass front cabinetry, Bosch appliances, pot filler and luxurious Taj Mahal quartz. A bespoke powder room adds another layer of personality with its distinctive sink and elevated finish selections. At the rear of the home, the inviting living room is anchored by a cozy fireplace and framed by views of the west-facing backyard, where a raised deck creates the perfect setting for summer evenings and effortless entertaining. A well designed mudroom with spacious closets completes the main level, offering the storage and organization every inner-city home needs. Upstairs, the primary suite delivers the feeling of a true private retreat. A vaulted ceiling creates an airy sense of scale, complemented by additional wainscoting detail and a generous walk-in closet. The spa-inspired ensuite features heated floors, a fully functional steam shower and a beautifully sculpted fluted soaker tub. Two additional bedrooms offer their own sophisticated details; including elegant tray ceilings, while the conveniently located upper laundry room with utility sink makes everyday living effortless, and a gorgeous bonus area with work station buttons up the space. The fully finished lower level, with a rough-in for in floor heat extends

the living space with style and purpose. It features a dedicated gym with a mirrored wall, an impressive bar area, gorgeous built-ins designed for movie nights, and additional wainscoting detail that carries the home's elevated aesthetic throughout. A spacious fourth bedroom and full bathroom complete this versatile level, perfect for guests, entertaining or additional family living. This is more than a new construction home—it is a carefully considered expression of style and modern inner-city living. From the striking curb appeal and exceptional millwork to the luxurious finishes and highly functional floor plan, every element has been thoughtfully selected to create a home that feels distinctive from the moment you walk through the door. Located in beloved Killarney, with downtown just minutes away, this is an opportunity to own one of the community's truly standout new residences.