



GRASSROOTS
REALTY GROUP

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1834 32 Avenue SW
Calgary, Alberta

MLS # A2339176



\$1,499,000

Division:	South Calgary		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,124 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped		

Heating:	Central, Fireplace(s)	Water:	-
Floors:	Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	RC
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Double Vanity, Open Floorplan, Quartz Counters, Separate Entrance, Vaulted Ceiling(s), Wet Bar		

Inclusions: N/A

Welcome to a beautifully designed inner-city residence where refined finishes, thoughtful functionality and an exceptional location come together. Situated in the highly sought-after South Calgary/Marda Loop area, this home places you just steps from one of Calgary's most vibrant neighbourhoods, with an incredible collection of cafés, restaurants, boutique shopping, fitness studios, parks and community amenities nearby. Excellent schools, public transit and convenient access to major routes and downtown Calgary make this an outstanding location for both families and professionals. Inside, the home delivers a warm, contemporary aesthetic with an emphasis on natural materials, custom millwork and carefully considered living spaces. Wide-plank hardwood flooring, extensive cabinetry and built-ins, designer lighting and a sophisticated neutral palette create a cohesive feel throughout. The open-concept main level is designed equally well for everyday living and entertaining, with generous living and dining areas centred around a beautifully appointed kitchen. The chef-inspired kitchen combines clean architectural lines with warm natural wood cabinetry, expansive work surfaces, abundant storage and a large central island that naturally becomes the gathering place of the home. The adjoining dining area offers plenty of room for entertaining, while the living room is anchored by a striking fireplace and custom built-ins. A thoughtfully designed mudroom with integrated cabinetry and storage adds everyday practicality without compromising the home's polished aesthetic. Upstairs, the primary retreat offers a calming escape with a spacious bedroom, extensive custom storage and an ensuite designed with comfort and luxury in mind. Additional bedrooms are generously proportioned and thoughtfully planned for growing families, children's rooms,

guest accommodation or flexible work-from-home needs. The fully developed lower level continues the same attention to detail, providing additional living and entertaining space along with a secondary kitchen/bar area and versatile rooms that can accommodate a media room, recreation space, home gym, office or guest accommodations. Outside, the home's architecture pairs timeless masonry with warm contemporary exterior finishes, creating impressive curb appeal while remaining perfectly suited to the established character of the neighbourhood. Perhaps the greatest luxury is the location. Marda Loop is within easy reach, offering an increasingly dynamic mix of independent restaurants, coffee shops, services and shopping, while nearby parks, playgrounds, community facilities and pathways make it easy to enjoy the outdoors. Downtown Calgary is only a short commute away, providing the rare combination of an established residential setting with an exceptionally connected inner-city lifestyle. 1834 32 Avenue SW is more than a beautifully finished home—it is an opportunity to enjoy modern inner-city living in one of Calgary's most desirable communities