



GRASSROOTS
REALTY GROUP

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525 32 Street NW
Calgary, Alberta

MLS # A2339821



\$1,324,900

Division:	Parkdale		
Type:	Residential/Duplex		
Style:	3 (or more) Storey, Attached-Side by Side		
Size:	2,700 sq.ft.	Age:	2025 (1 yrs old)
Beds:	6	Baths:	4 full / 1 half
Garage:	Double Garage Detached, Insulated		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	In Floor, Electric, Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Separate Entrance, Soaking Tub, Stone Counters, Storage, Tankless Hot Water, Walk-In Closet(s), Wired for Sound		
Inclusions:	Alarm system. SUITE APPLIANCES: Refrigerator, Electric Stove, Microwave Hood Fan, Dishwasher, Washer, Dryer		

Modern design meets exceptional versatility in this BRAND NEW 3-STOREY LUXURY HOME, where elevated finishes, 2 impressive primary retreats and a 2-BEDROOM LEGAL BASEMENT SUITE come together in sought-after Parkdale. Soaring 10' CEILINGS introduce the main floor, where a striking WOOD FEATURE WALL brings warmth and architectural character to the front dining area. At the heart of the home, the chef-inspired kitchen pairs QUARTZ COUNTERTOPS with FULL-HEIGHT CABINETRY, glass-front accents and HIGH-END KITCHENAID APPLIANCES anchored by a gas cooktop. An expansive island ****WITH A WATERFALL EDGE**** invites casual meals and conversation, while the WALL PANTRY adds an appliance counter and beverage fridge for beautifully organized entertaining. Tucked behind glass walls just off the kitchen, a private office supplies a dedicated workspace with the flexibility to convert into a walk-in pantry if desired. Gather around the GAS FIREPLACE in the inviting living area, complemented by wood wall panelling, built-ins and a patio slider that extends everyday living onto the FULL-WIDTH DECK and into the PRIVATE, FULLY FENCED DEEP YARD. Practicality is thoughtfully woven into the layout through a functional mudroom and conveniently placed powder room. Upstairs, 2 spacious secondary bedrooms each gain their own WALK-IN CLOSET alongside a 4-piece bathroom and laundry room with sink. Unwind in the first primary retreat with a CUSTOM WALK-IN CLOSET and spa-inspired 5-piece ensuite appointed with a STEAM SHOWER, dual vanity and freestanding tub. Rising to the 3rd floor reveals an incredible SECOND OWNER'S RETREAT designed as a private escape with DUAL BALCONIES, a built-in desk, DRY BAR, generous walk-in closet and luxurious 5-piece ensuite enhanced by IN-FLOOR

HEATING. Downstairs, the fully independent 2-BEDROOM LEGAL SUITE combines 9' CEILINGS with durable flooring, in-suite laundry, a 4-piece bathroom and a well-planned living area that accommodates furniture with ease. SEPARATE HEATING CONTROLS add comfort and independence for the lower level, while NO CARPET THROUGHOUT simplifies upkeep across the home. Further upgrades encompass HOT WATER ON DEMAND and INCLUDED ALARM SYSTEM plus ROUGH-INS FOR CENTRAL A/C AND CENTRAL VACUUM, along with EXPOSED AGGREGATE STEPS AND WALKWAYS. Completing the property, an INSULATED DOUBLE DETACHED GARAGE incorporates an oversized garage door and EV CHARGER READINESS for modern-day convenience. Parkdale places the Bow River and its pathway network close to home, with Edworthy Park, Foothills Medical Centre, the University of Calgary, local amenities and convenient routes toward downtown all within easy reach. Seller can remove the existing suite and convert the kitchen to a wet bar, while maintaining a suite-ready configuration for potential future conversion back to a suite.