



GRASSROOTS
REALTY GROUP

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1025 32 Avenue NW
Calgary, Alberta

MLS # A2342463



\$1,385,000

Division:	Cambrian Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,321 sq.ft.	Age:	2025 (1 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Insulated		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s), Wired for Sound		
Inclusions:	Basement suite: refrigerator, stove, microwave hoodfan, dishwasher, washer/dryer		

OPEN HOUSE on Saturday, September 19 between 1-4pm! Welcome to this brand new luxury infill in the highly desirable community of Cambrian Heights, offering over 3,250 sqft of living space including a fully finished 2 bedroom LEGAL basement suite. Situated on an OVERSIZED 33-foot-wide lot facing green space, this home stands apart from the typical narrow infills and offers a noticeably wider, more functional layout. The main floor showcases impressive 10-foot ceilings, wide-plank hardwood flooring throughout the main and upper levels, feature wall panelling, and a thoughtfully designed open-concept layout ideal for modern living. At the heart of the home is a stunning two-tone kitchen featuring a premium Bosch appliance package, extensive cabinetry, tons of storage space, and a dedicated coffee bar area. The spacious dining and living areas create an ideal setting for entertaining, while the main floor office with sleek glass wall detailing provides the perfect work-from-home space filled with natural light. Upstairs, the home continues to impress with spacious bedrooms, elegant finishes, and a functional family-friendly layout. The primary retreat offers a luxurious atmosphere with generous proportions and spa-inspired design elements, while the additional bedrooms provide flexibility for growing families or guests. The fully finished legal basement suite adds exceptional versatility and value, complete with luxury vinyl plank flooring, two additional bedrooms, a full kitchen, separate living space, and excellent income potential or multi-generational living options. Outside, the detached double garage is insulated and drywalled, and the oversized lot provides enhanced curb appeal and outdoor space rarely found with newer infill homes. Facing green space and ideally located close to schools, parks, Confederation Park, transit, downtown, and major amenities, this

is a rare opportunity to own a brand new upscale home in one of Calgary's most established inner-city communities.