



GRASSROOTS
REALTY GROUP

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2220 32 Avenue SW
Calgary, Alberta

MLS # A2347948



\$925,000

Division:	Richmond		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,833 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Insulated		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot, Street Light		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Membrane	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Recessed Lighting, Skylight(s), Soaking Tub, Storage, Walk-In Closet(s), Wired for Sound		
Inclusions:	None		

This architecturally crafted, modern two storey executive residence—designed and built by renowned premium builder Housebrand—offers exceptional detailing and an elevated inner city living experience. Set on a beautifully landscaped lot, this 2+1 bedroom home with over 2,700 sq. ft. of developed living space is defined by clean contemporary lines, oversized windows, and a thoughtful open concept plan that maximizes natural light and a remarkable sense of space. The main level features eco friendly bamboo hardwood flooring and lofty ceilings, showcasing a chef's kitchen finished with walnut and zebrano cabinetry, composite granite counters, pull out pantry storage, an appliance garage, dual sinks, and professional grade appliances. The adjoining dining area flows seamlessly into a superb loft style living room with two seating areas and a striking feature fireplace. A private front office—complete with two walls of built ins—is tucked just off the foyer, offering an ideal, quiet workspace. A well appointed mudroom and convenient 2 piece powder room complete the main level. An open riser staircase with landing, glass railings, and a skylight leads to the second floor, which hosts two bedrooms and a stylish 4 piece main bath. The primary suite boasts a built in closet plus a custom walk in closet, along with a luxurious ensuite featuring heated floors and an oversized walk in shower. The massive second bedroom is outfitted with dual California Closets, and laundry facilities are conveniently located on this level. The professionally finished lower level offers a large family room ideal for media, fitness, or studio use. A spacious third bedroom and a 4 piece bath provide excellent flexibility for guests or teens. Large sliding doors open to the serene backyard with patio, deck, mature landscaping, and access

to the fully finished and insulated double detached garage with new roof in 2026. Additional features include central air conditioning, a new furnace with 5 year warranty, and built in speakers. The prime inner city location is unmatched—walking distance to vibrant Marda Loop and close to schools, shopping, parks, public transit, and offering easy access to Crowchild Trail.