



GRASSROOTS
REALTY GROUP

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420 32 Avenue NW
Calgary, Alberta

MLS # A2348816



\$1,038,000

Division:	Highland Park		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,917 sq.ft.	Age:	2024 (2 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Garage Faces Rear		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Rectan		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Concrete, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Vinyl Windows, Walk-In Closet(s), Wired for Sound		
Inclusions:	All appliances in the basement suite.		

OPEN HOUSE: Sun., Oct 4: 2-4pm! Just when you thought the perfect home was out of reach, it's here—an exquisitely contemporary residence with polished, high-end finishes and design choices that set it apart the moment you walk in. Offering over 2,760 SF of thoughtfully planned living space, this home features 5 bedrooms and 3.5 baths, with a bright south-facing entry that elevates the entire main level. The gourmet kitchen is designed for both entertaining and everyday ease, highlighted by built-in wall ovens, a gas cooktop, abundant cabinetry, and a fully loaded mudroom with everything you need to keep life moving smoothly. You'll also appreciate the refined details throughout, including coffered ceilings with integrated lighting and stunning sightlines from room to room. Step outside through the patio doors to the deck and rear yard—an ideal setting for morning coffee, evening gatherings, or simply unwinding in private. Upstairs, the layout continues to impress with an expansive bonus area that can flex to your lifestyle—whether you're creating a wellness studio, setting up a home office, or enjoying a dedicated space for your personal pursuits. The owners' bedroom feels like a true retreat, with vaulted ceilings and views of mature elms to the north. Designed with comfort and convenience in mind, the home includes forward-thinking rough-ins for AC, vacuflor, and a shower steamer, making it easy to upgrade and tailor the experience to your preferences. And the 2-bedroom legal basement suite is a standout opportunity—an income-generating feature that can significantly strengthen mortgage qualification. All of this is located with excellent access to major travel routes, downtown, and the airport, placing you close to some of Calgary's best dining and city

conveniences. Schedule your private showing today—this is one property you truly have to see in person to fully appreciate.