



GRASSROOTS
REALTY GROUP

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2208 32 Street SW
Calgary, Alberta

MLS # A2352685

\$899,900

Division:	Killarney/Glengarry		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,965 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	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		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cedar, Stone, Stucco, Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: TV & mount in basement, mount for living room TV.

Set in the well established inner city community of Killarney, this beautifully finished 3+1 bedroom home offers more than 2,800 sq ft of refined living space. The open, airy main level is drenched in natural light and features hardwood floors, lofty ceilings, and a front formal dining room with generous space for memorable gatherings. The dining area flows seamlessly into a tastefully appointed kitchen with quartz countertops, contrasting Legacy cabinetry, an island with seating, and stainless steel appliances, including a new fridge. A casual dining nook with built in hutch and wine storage is ideal for everyday meals, while the living room—anchored by a striking floor to ceiling fireplace and custom built ins—creates a warm, inviting focal point. A 2 piece powder room completes the main level. The second floor hosts three well proportioned bedrooms, a stylish 4 piece bath, and a convenient laundry room with new washer and dryer, sink and storage. The primary retreat offers a walk in closet and a luxurious 5 piece ensuite featuring dual sinks, a tranquil soaker tub, and a separate shower. The fully developed basement extends the living space with a spacious family room complete with wet bar and wine fridge—perfect for movie nights or entertaining. A fourth bedroom and 4 piece bath provide excellent flexibility for guests or teens. Additional highlights include central air conditioning, a 6 zone speaker system, central vacuum system and a private backyard with patio and access to the double detached garage. This prime location offers exceptional convenience—steps to the Killarney Rec Centre, nearby golf, schools, shopping, public transit, and effortless access to downtown via 17th Avenue.