

# \$1,195,000 - 2020 32 Street Sw, Calgary

MLS® #A2208149

**\$1,195,000**

4 Bedroom, 4.00 Bathroom, 1,950 sqft

Residential on 0.07 Acres

Killarney/Glengarry, Calgary, Alberta

Itâ€™s not every day you come across a home that leaves an impressionâ€”but the thoughtful design, timeless style and elegant finishes in this home is sure to impress the most discerning buyer. Located on an idyllic street in the heart of Killarney/Glengarry, this 2 storey home has over 2700sq. ft of fully finished living space. Flawless hardwood floors on every level (no carpet), custom millwork throughout, high ceilings and large windows, allowing the natural light to cascade in, creating an inviting glow. The open concept floorplan effortlessly flows from the flex room (currently used for more formal dining), to the kitchen, dining area, and through to the living roomâ€”creating a great environment for entertaining. Each finishing detail was intentionally chosenâ€”including full height white custom cabinetry, quartz countertops, undermount lighting, stainless steel appliances, large island with breakfast bar, built in pantry, coffered ceilings and a cozy gas fireplace....all while creating inviting spaces. The primary bedroom is rich in elegance, featuring tray ceilings, custom millwork, a spa inspired ensuite with curbless shower, 10ml glass, deep soaker tub, dual sinks, heated tile floors and walk in closet with custom cabinetry. Two additional bedrooms, a spacious 4pc bathroom and laundry room that will inspire us all to do more laundry, cap off the 2nd level! The lower level is the ideal spot to relax after a long day with an expansive rec. room (roughed in for sound), custom built in wet bar and



media center. Guests will feel right at home in the bright and sunny 4th bedroom with convenient access to a full bath, providing a great escape during their stay. The backyard creates a private oasis, with low maintenance landscaping and convenient access to the double detached garage (heated, epoxy flooring, built in storage & paved back alley). A few additional items in this home include central AC, custom Hunter Douglas soft touch motorized blinds throughout, radon system, and rough in for in-floor heat in the basement. Killarney is highly sought after for its easy access to downtown, top rated schools, boutique shops, trendy caf  s and restaurants, playgrounds and short walk to the Aquatic Center. This home flawlessly combines comfort and functionality, with high quality finishes, making it an ideal choice, you don  t want to miss.

Built in 2020

**Essential Information**

MLS�� #	A2208149
Price	\$1,195,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,950
Acres	0.07
Year Built	2020
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

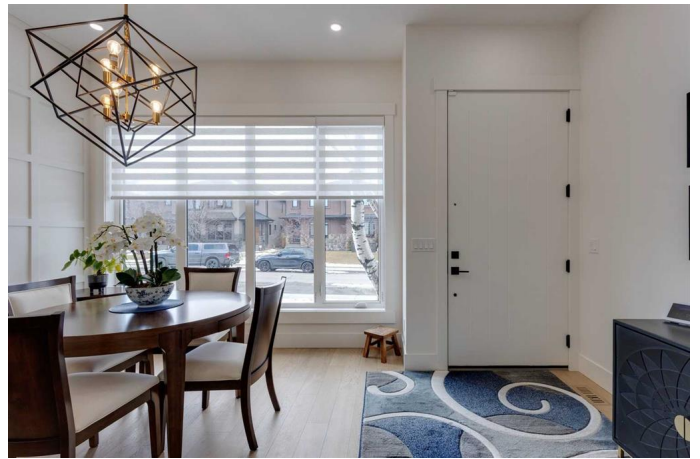
**Community Information**

Address	2020 32 Street Sw
Subdivision	Killarney/Glengarry

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 2R3

### Amenities

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2



### Interior

Interior Features	Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Walk-In Closet(s), Wet Bar, Chandelier, Closet Organizers, Sump Pump(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Oven-Built-In, Gas Cooktop, Wine Refrigerator
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard, BBQ gas line
Lot Description	Back Lane, Interior Lot, Landscaped, Low Maintenance Landscape, City Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	April 3rd, 2025
Days on Market	22
Zoning	R-CG

### Listing Details

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