

\$1,124,900 - 2811 32 Street Sw, Calgary

MLS® #A2226312

\$1,124,900

4 Bedroom, 4.00 Bathroom, 1,913 sqft

Residential on 0.07 Acres

Killarney/Glengarry, Calgary, Alberta

An exceptional opportunity in the heart of Killarney—this custom-built 2022 residence by A Home Making Company offers a rare blend of contemporary elegance, thoughtful design, and superior craftsmanship. Perfectly situated on a quiet cul-de-sac with a sun-soaked west-facing backyard, this one-of-a-kind home delivers over 2,500 sq. ft. of meticulously curated living space. The main level impresses with 10'™ ceilings, wide-plank engineered hardwood, and bespoke millwork throughout. At the heart of the home is a striking 12'™ waterfall quartz island in the chef's kitchen, complete with JennAir appliances, gas range, sleek cabinetry, and abundant storage. A dramatic, stone-wrapped fireplace anchors the bright and airy living space, while oversized patio doors create a seamless connection to the west-facing backyard—perfect for indoor-outdoor entertaining. Upstairs, the primary suite is a true retreat with a spa-like 5-piece ensuite featuring heated floors, steam shower, soaker tub, dual vanities, and a custom walk-in closet. Two additional bedrooms share a beautifully designed Jack & Jill bathroom, and the upper-level laundry room is equipped with built-ins and a utility sink for added convenience. The fully developed basement offers hydronic in-floor heating, a spacious rec room with wet bar, a fourth bedroom, full bath, and a glass-enclosed gym or home office—designed for both comfort and



flexibility. Additional highlights include built-in ceiling speakers throughout, central A/C, low-maintenance landscaping, and a heated double detached garage with professional overhead storage. A rare chance to own a newer luxury build in one of Calgary's most established inner-city communities—this home truly has it all.

Built in 2021

Essential Information

MLS® #	A2226312
Price	\$1,124,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,913
Acres	0.07
Year Built	2021
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	2811 32 Street Sw
Subdivision	Killarney/Glengarry
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E2S1

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Storage, Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Dryer, Gas Range, Microwave, Range Hood, Washer, Window Coverings, Gas Oven
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Back Yard, Cul-De-Sac, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 3rd, 2025
Days on Market	12
Zoning	DC (pre 1P2007)

Listing Details

Listing Office	RE/MAX First
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