

# \$1,140,000 - 2005 32 Avenue Sw, Calgary

MLS® #A2241994

**\$1,140,000**

3 Bedroom, 4.00 Bathroom, 1,861 sqft  
Residential on 0.07 Acres

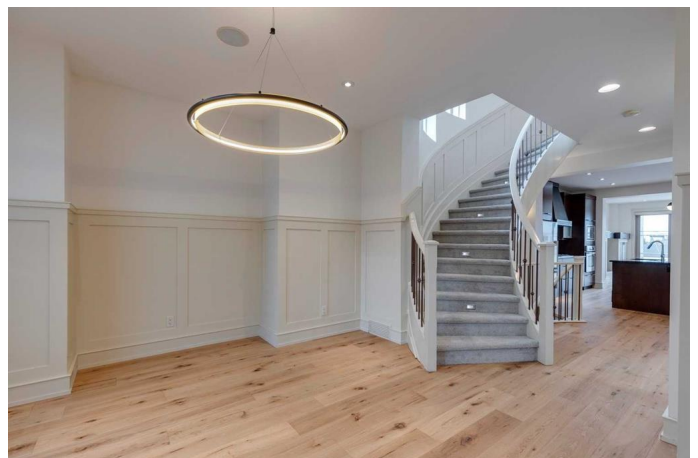
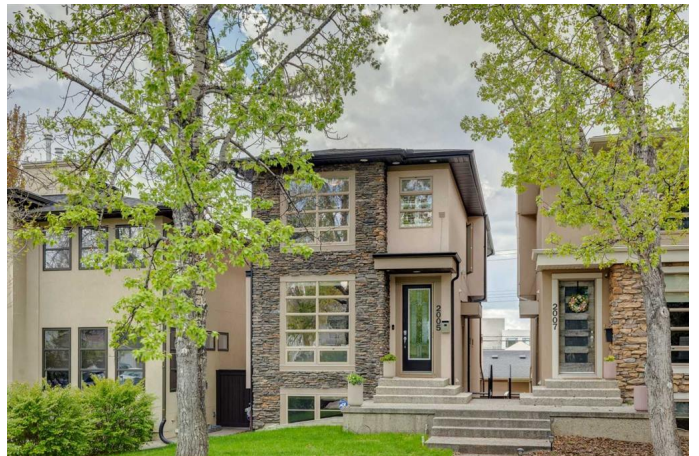
South Calgary, Calgary, Alberta

Modern Comfort Meets Timeless Style in the  
Heart of SOUTH CALGARY

Welcome to this beautifully appointed  
CUSTOM HOME in one of Calgary's most  
desirable neighborhoods! DETACHED ...so  
NO sharing of your walls & roof! With over  
2,700 sq. ft. of thoughtfully designed living  
space, this transitional-style home offers a  
floorplan that's both functional and  
elegant—perfect for a single professional,  
couple, or small family.

Step inside to discover 9 Foot, FLAT PAINTED  
Ceilings, striking Curved Staircase, and an  
abundance of NATURAL LIGHT pouring  
through OVERSIZED windows. Flooring has  
JUST been replaced with a terrific neutral color  
wide plank. Heart of the home is the spacious  
Kitchen, featuring Granite Countertops, loads  
of cupboard space, Bronzed detailed Range  
Hood, Gas Cooktop & generous Breakfast  
Bar—ideal for casual dining or hosting  
friends.

The adjacent Great Room with its bronze  
detailed Gas Fireplace, offers the perfect place  
to unwind. Patio doors to deck allows light to  
stream in & easy access to BBQ. Mudroom &  
discreetly located Powder Room by the side  
entry—perfect for daily living and keeping  
things organized. Upstairs you'll find two  
generous Bedrooms, each with its own  
En-Suite, including a luxurious Primary Retreat  
with In -Floor Heat, Steam Shower, Soaker  
tub, separate Water Closet. Adjoining Bonus  
Room was a bedroom on original builder plans



but completed by owner as a lounge. Terrific space to keep as is, or for a home Office, Dressing room, Nursery or separate Bedroom. Upper-level Laundry Room adds everyday convenience right where you need it. WALK OUT BASEMENT with Brand NEW carpeting also, features IN-FLOOR Heating, Guest Bedroom, Full Bath, Wet Bar, and Large Recreation areaâ€”great for entertaining or cozy nights in. SOUTH FACING, low-maintenance backyard provides a Private Outdoor Retreat. MOVE-IN ready and loaded with extras. Central A/C, Security System, Built-In Vacuum, Irrigation System, Fenced Yard, New Furnace (2024), new Paint & All New Flooring + Dishwasher Aug. 2025. Don't miss this exceptional opportunity!

Built in 2008

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2241994    |
| Price          | \$1,140,000 |
| Bedrooms       | 3           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,861       |
| Acres          | 0.07        |
| Year Built     | 2008        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 2005 32 Avenue Sw |
| Subdivision | South Calgary     |
| City        | Calgary           |

|             |         |
|-------------|---------|
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T2T 1W7 |

### **Amenities**

|                |                                      |
|----------------|--------------------------------------|
| Parking Spaces | 2                                    |
| Parking        | Double Garage Detached, Alley Access |
| # of Garages   | 2                                    |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Bar, Breakfast Bar, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Beamed Ceilings, Recessed Lighting |
| Appliances        | Built-In Oven, Central Air Conditioner, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator                |
| Heating           | In Floor, Forced Air, Natural Gas   |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas, Great Room, Mantle   |
| Has Basement      | Yes   |
| Basement          | Full, Walk-Out  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | Balcony, BBQ gas line  |
| Lot Description   | Back Lane, Low Maintenance Landscape, Rectangular Lot, Street Lighting, Underground Sprinklers |
| Roof              | Asphalt Shingle  |
| Construction      | Stone, Stucco, Wood Frame  |
| Foundation        | Poured Concrete  |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 21st, 2025 |
| Days on Market | 3                 |
| Zoning         | R-CG              |

### **Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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