

# \$1,095,000 - 2005 32 Avenue Sw, Calgary

MLS® #A2241994

**\$1,095,000**

3 Bedroom, 4.00 Bathroom, 1,861 sqft

Residential on 0.07 Acres

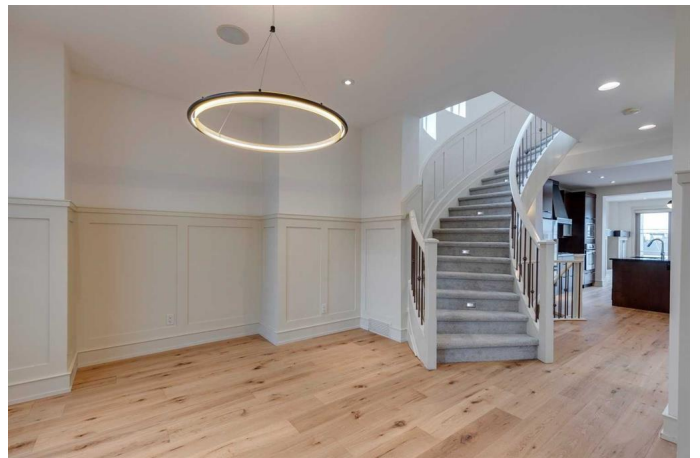
South Calgary, Calgary, Alberta

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. BRIGHT, WALK OUT BASEMENT with Brand NEW carpeting also, features roughed in IN-FLOOR Heating, Guest Bedroom, Full Bath, Wet Bar, + fantastic LARGE Recreation area”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          | \$1,095,000 |
| 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        | Alley Access, Double Garage Detached |
| # of Garages   | 2                                    |

### Interior

|                   |                                                                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Beamed Ceilings, Breakfast Bar, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting |
| Appliances        | Built-In Oven, Central Air Conditioner, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator                |
| Heating           | Forced Air, Natural Gas, In Floor                                                                                                                           |
| 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 | 54                |
| Zoning         | R-CG              |

### Listing Details

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

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