

\$2,185,000 - 1035 32 Avenue Sw, Calgary

MLS® #A2213185

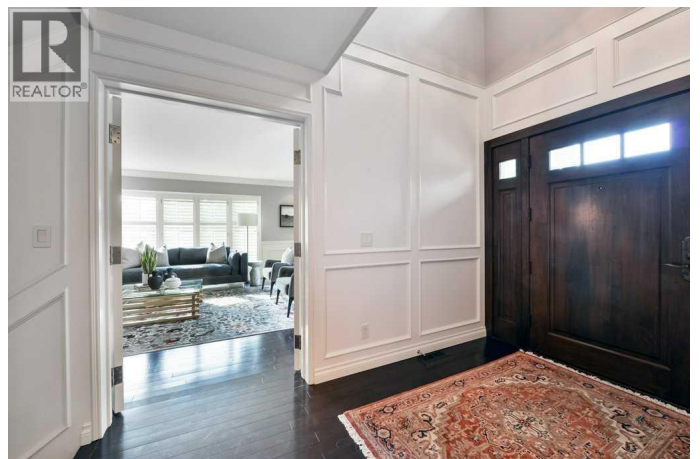
\$2,185,000

4 Bedroom, 4.00 Bathroom, 3,442 sqft

Single Family on 0.13 Acres

Elbow Park, Calgary, Alberta

Welcome to this exquisite 2 storey home In UPPER ELBOW PARK. Offering a total of 4600 sq.â€™ of refined living space, this residence blends timeless traditional warmth with elegant transitional styling. From the moment you step into the spacious Entryway with its soaring double height, you are greeted with rich dark hardwood floors, soft cream walls and flat-painted ceilings that create a serene & sophisticated ambience throughout. The heart of the home is the gourmet Kitchen, featuring high-end appliances, a generous breakfast bar Island and substantial Walk-In Pantry. Perfect for everyday living as well as entertaining! Opening seamlessly to the inviting Family Room where the wood burning fireplace anchors the space, there are patio doors bringing in natural light and leading to the SOUTH facing Deck. The light-filled Living Room, spacious enough for a grand piano, sets the stage for elegant gatherings and adjoins the generously sized Dining Room. Main floor also includes a discreetly located Powder Room + private Den/Office with custom Built Ins + French doors. Of special note is the abundance of wall space for art. Upstairs, which also showcases hardwood flooring, the RARE 4 Bedroom layout includes a luxuriously large Primary Suite, with spa inspired En-Suite + Walk-In Dressing Room. 3 additional Bedrooms, well-appointed Family Bath as well as loads of Storage/Closets, complete this floor. Delightfully developed Lower Level showcases an attractive



Recreation + Games Room complete with Wet Bar, Gas Fireplace + Custom Built Ins. A versatile Gym space, which could easily become a 5th bedroom, along with a Full Bath, Laundry + Big Storage Room, add to this home's incredible functionality. Professionally landscaped SOUTH yard, with irrigation, perennial beds, ambient lighting + fencing, has a terrific deck with multiple gas outlets built in for Fire table, BBQ + Heaters. OVERSIZED, Double, ATTACHED garage boasts epoxy flooring + built in storage shelving. TOP QUALITY RENOVATIONS to kitchen, bathrooms, basement etc. 2013 - 2016. This exceptional property offers a lifestyle of comfort, elegance + versatility. Situated within an EASY STROLL to William Reid, Elbow Park, Western Canada + Rideau Schools & the Glencoe Club- this is an opportunity you do not want to miss out on! (id:6289)

Built in 1980

Essential Information

Listing #	A2213185
Price	\$2,185,000
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	3,442
Acres	0.13
Year Built	1980
Type	Single Family
Sub-Type	Freehold

Community Information

Address	1035 32 Avenue Sw
Subdivision	Elbow Park
City	Calgary
Province	Alberta

Postal Code T2T1V5

Amenities

Amenities Park, Playground, Recreation Nearby, Schools, Shopping
Features Wet bar, French door, Closet Organizers, No Smoking Home, Gas BBQ Hookup
Parking Spaces 4
Parking Attached Garage
of Garages 2

Interior

Appliances Washer, Refrigerator, Water softener, Gas stove(s), Dishwasher, Wine Fridge, Dryer, Microwave, Garburator, Window Coverings
Heating Natural gas Forced air
Cooling Central air conditioning, Partially air conditioned
Fireplace Yes
of Fireplaces 2
of Stories 2
Has Basement Yes

Exterior

Exterior Features Garden Area, Landscaped, Underground sprinkler
Construction Wood frame
Foundation Poured Concrete

Listing Details

Listing Office RE/MAX Realty Professionals



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 11th, 2025 at 11:46pm PDT