

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

MLS® #A2241994

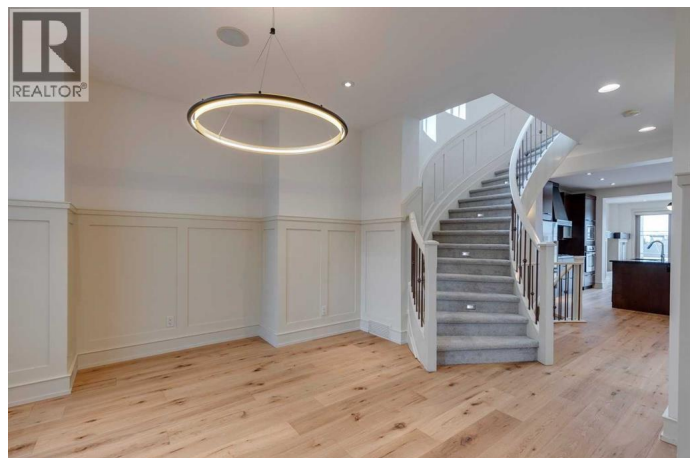
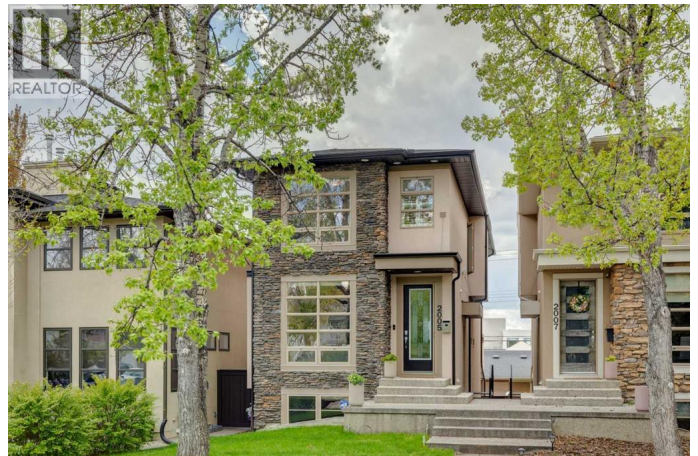
\$1,095,000

3 Bedroom, 4.00 Bathroom, 1,861 sqft

Single Family 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! (id:6289)

Built in 2008

Essential Information

Listing #	A2241994
Price	\$1,095,000
Bedrooms	3
Bathrooms	4.00
Half Baths	1
Square Footage	1,861
Acres	0.07
Year Built	2008
Type	Single Family
Sub-Type	Freehold

Community Information

Address	2005 32 Avenue Sw
Subdivision	South Calgary
City	Calgary
Province	Alberta
Postal Code	T2T1W7

Amenities

Amenities	Park, Playground, Recreation Nearby, Schools
Features	Back lane, Closet Organizers, No Smoking Home, Gas BBQ Hookup
Parking Spaces	2
Parking	Detached Garage
# of Garages	2

Interior

Appliances	Washer, Refrigerator, Cooktop - Gas, Wine Fridge, Dryer, Microwave, Oven - Built-In, Hood Fan, Window Coverings
Heating	Natural gas Forced air, In Floor Heating
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Basement	Walk out

Exterior

Exterior	Stone, Stucco
Exterior Features	Underground sprinkler
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	RE/MAX Realty Professionals
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Listing information last updated on October 21st, 2025 at 7:16am PDT