

# \$815,000 - 2201 32 Street Sw, Calgary

MLS® #A2252018

**\$815,000**

4 Bedroom, 5.00 Bathroom, 1,683 sqft  
Single Family on 0.00 Acres

Killarney/Glengarry, Calgary, Alberta

NOW SELLING – 3 STORY LUXURY  
TOWNHOMES | 4 UNITS AVAILABLE |  
UNDER CONSTRUCTION IN

KILLARNEY! Proudly built by Mainstream Developments, these stunning three-storey townhomes offer the perfect blend of luxury, function, and location. Situated on a quiet, tree-lined street in the highly desirable inner-city community of Killarney, each unit features 3 above grade levels, a fully finished basement, rooftop patio, and over 2,200 sq ft of developed living space. The open-concept main floor showcases modern finishes including wide luxury vinyl plank flooring, a gas fireplace, and a chef-inspired kitchen with quartz countertops, full height kitchen cabinets and a gas stove. On the second floor, you'll find two spacious bedrooms, each with its own full bathroom, custom closets plus a full laundry area. The third floor is dedicated to a luxurious primary suite, complete with a large walk-in closet, a spa-like ensuite, and access to your private rooftop patio – perfect for entertaining or unwinding with city views. The basement comes fully finished with a spacious Rec Room, a Wet Bar perfect for entertaining, a large bedroom and a full 3pc bathroom. With construction well underway, this is your opportunity to secure a brand-new luxury townhome in one of Calgary's most sought-after neighbourhoods. Perfectly situated steps away from parks, schools and more. For leisure the Shagnappi Golf Course, Killarney Rec Centre and 17th Avenue's



dining & shopping scene is just minutes from your door! Presales available nowâ€”donâ€™t miss out! \*Interior photos are for illustration purposes only, finishes may vary. (id:6289)

Built in 2025

**Essential Information**

Listing #	A2252018
Price	\$815,000
Bedrooms	4
Bathrooms	5.00
Half Baths	1
Square Footage	1,683
Acres	0.00
Year Built	2025
Type	Single Family
Sub-Type	Freehold

**Community Information**

Address	2201 32 Street Sw
Subdivision	Killarney/Glengarry
City	Calgary
Province	Alberta
Postal Code	T3E2R4

**Amenities**

Amenities	Park, Playground, Schools, Shopping
Features	Closet Organizers
Parking Spaces	1
Parking	Detached Garage
# of Garages	1

**Interior**

Appliances	Refrigerator, Gas stove(s), Dishwasher, Microwave, Hood Fan
Heating	Other, Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1

# of Stories	3
Has Basement	Yes

## Exterior

Exterior	Concrete, Wood siding
Exterior Features	Landscaped
Construction	Poured concrete, Wood frame
Foundation	Poured Concrete

## Listing Details

Listing Office	Real Broker
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