

\$1,047,000 - 2005 32 Avenue Sw, Calgary

MLS® #A2267290

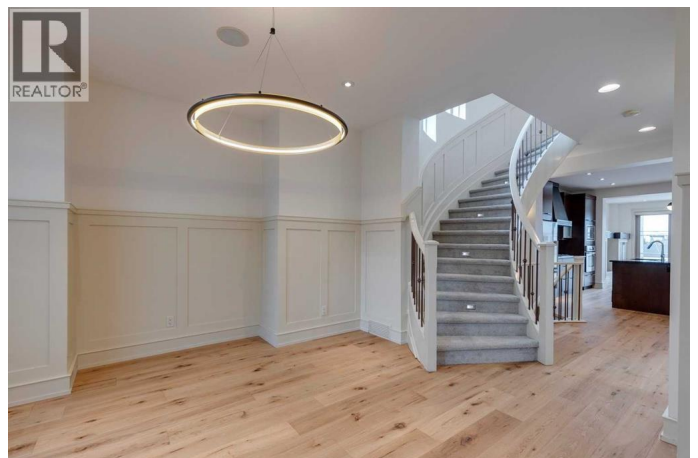
\$1,047,000

3 Bedroom, 4.00 Bathroom, 1,861 sqft

Single Family on 0.07 Acres

South Calgary, Calgary, Alberta

OPEN HOUSE SAT. NOV. 1st. 1:30 p.m. – 3:30 p.m. DETACHED CUSTOM HOME in vibrant South Calgary Community. Walkability is off the charts! Awesome shops, cafes, parks + every other amenity within an easy stroll! Offering 3 bedrooms + 3 ½ baths + over 2,700 sq ft of quality craftsmanship. PLUS no sharing of attached walls or roof! Functional + elegant OPEN FLOOR PLAN is perfect for a single, couple or small family. Step inside to discover 9 Foot, New Wide Plan Hardwood, FLAT PAINTED Ceilings & an abundance of natural light pouring through OVERSIZED windows. Heart of the home is the spacious Kitchen, featuring Granite Countertops, loads of cupboard space, Bronzed detailed Range Hood, Gas Cooktop & a 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 allow for light to stream in & easy access to BBQ. Mudroom & Powder Room discreetly located by side entry, by the side – 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 Lounge area is terrific space to keep as-is for a den, dressing area, nursery OR could easily be converted back to another bedroom. Upper-level full Laundry Room adds everyday



convenience right where you need it. BRIGHT, WALK OUT BASEMENT provides loads more living space with Guest Bedroom, Full Bath, Wet Bar + fantastic large Recreation area—great for entertaining or cozy nights in. SOUTH FACING patio - a Private Outdoor Retreat with low maintenance. Very Recent UPDATES include: All New Hardwood on Main, All New Carpeting in Lower + Upper Levels, New Furnace (2024), New Paint, Dishwasher Aug. 2025. Other Notable EXTRAS include: Central A/C, Security System, Built-In Vacuum System & Irrigation System. Very well maintained + updated by original owner. EXCELLENT VALUE + MOVE IN READY. Shows 10/10! (id:6289)

Built in 2008

Essential Information

Listing #	A2267290
Price	\$1,047,000
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
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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
Has Basement	Yes
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 29th, 2025 at 1:46am CDT