

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

MLS® #A2267290

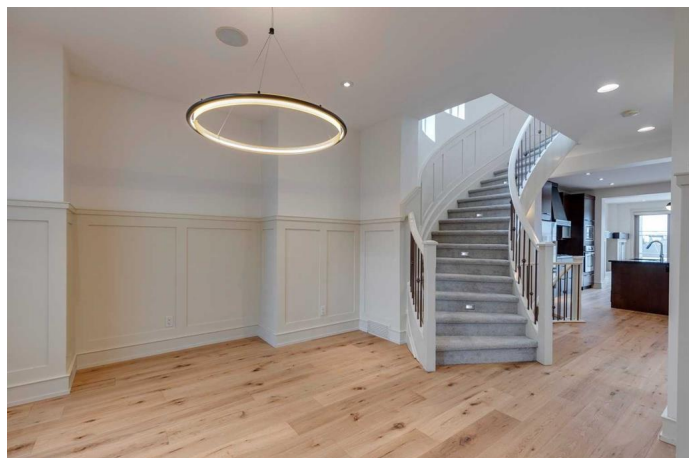
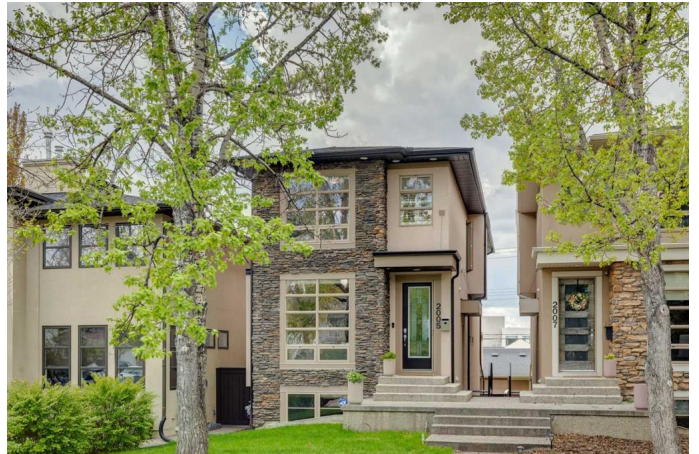
\$1,047,000

3 Bedroom, 4.00 Bathroom, 1,861 sqft

Residential 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 Plank 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!

Built in 2008

Essential Information

MLS® #	A2267290
Price	\$1,047,000
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, Breakfast Bar, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, Beamed Ceilings
Appliances Built-In Oven, Central Air Conditioner, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator
Heating In Floor, Forced Air, Natural Gas
Cooling Central Air
Fireplace Yes
of Fireplaces 1
Fireplaces Gas, Great Room, Mantle
Has Basement Yes
Basement Full

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 October 28th, 2025
Days on Market 1
Zoning R-CG

Listing Details

Listing Office RE/MAX Realty Professionals

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