

# \$1,449,000 - 1615 32 Avenue Sw, Calgary

MLS® #A2220845

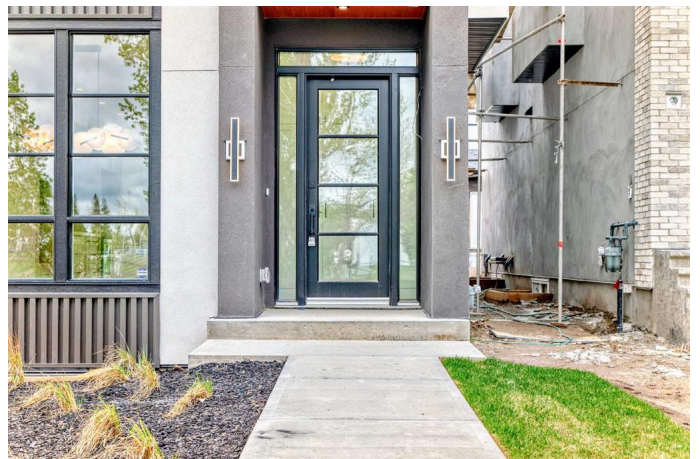
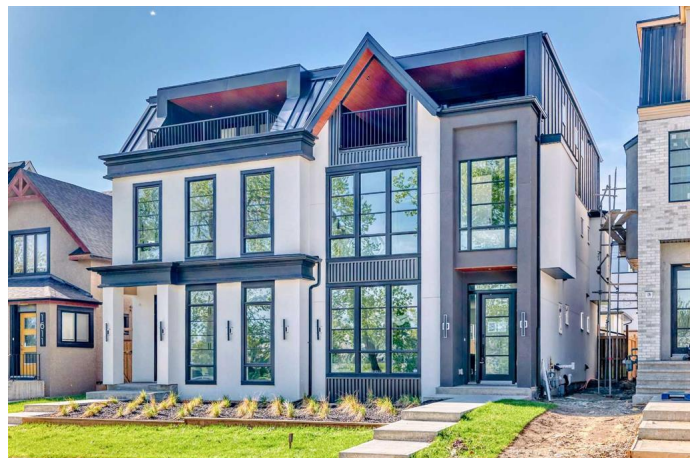
**\$1,449,000**

4 Bedroom, 5.00 Bathroom, 2,826 sqft

Residential on 0.07 Acres

South Calgary, Calgary, Alberta

**\*\* OPEN HOUSE: Saturday, June 21st 12-2pm and Sunday, June 22nd 12-4pm \*\***  
Located in the highly sought-after community of South Calgary, 1615 32 Ave SW is a stunning modern 3 level home that offers a perfect blend of luxury, style, and functionality. Upon entry, you are welcomed into a spacious formal dining room and a convenient walk-in closet. The gourmet kitchen is a chef's dream, featuring a massive island, sleek quartz countertops, top-tier appliances, and custom ceiling-height cabinetry. The open-concept living room boasts a gas fireplace with built-ins, and patio doors lead to the back deck for seamless indoor-outdoor living and a built-in desk. The main level also includes a mudroom and powder room. Upstairs, the primary bedroom offers a luxurious retreat with an ensuite bathroom featuring a walk-in shower, soaking tub, dual vanity, and in-floor heating, plus a large walk-in closet. The second bedroom has a walk-in closet and is connected to a full bathroom, while a built-in desk in the hallway adds functionality. The upper level also features a laundry room for convenience. The loft level is designed for entertaining with a bright living area that opens to a private balcony with stunning views, a wet bar, and a primary bedroom with an ensuite bathroom and a walk-in closet. The fully finished basement includes a huge rec room with a built-in media center and wet bar, plus an office/gym, storage under the stairs, a full bathroom, and an additional bedroom with a



walk-in closet. Outside, a double-detached garage offers secure parking and extra storage. This home provides the perfect combination of modern design, luxury finishes, and a prime location close to parks, shops, restaurants, and top-rated schools. Donâ€™t miss the chance to make this exceptional property yours!

Built in 2024

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2220845               |
| Price          | \$1,449,000            |
| Bedrooms       | 4                      |
| Bathrooms      | 5.00                   |
| Full Baths     | 4                      |
| Half Baths     | 1                      |
| Square Footage | 2,826                  |
| Acres          | 0.07                   |
| Year Built     | 2024                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 3 Storey, Side by Side |
| Status         | Active                 |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 1615 32 Avenue Sw |
| Subdivision | South Calgary     |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2T 1V8           |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

**Interior**

|                   |  |
|-------------------|--|
| Interior Features | Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Quartz Counters, Soaking Tub, Walk-In Closet(s) |
| Appliances        | Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Stove(s)   |
| Heating           | Forced Air   |
| Cooling           | Rough-In   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas  |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Other  |
| Lot Description   | Back Lane, Back Yard, Landscaped, Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle  |
| Construction      | Cement Fiber Board, Stucco   |
| Foundation        | Poured Concrete  |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 15th, 2025 |
| Days on Market | 33             |
| Zoning         | R-C2           |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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