

\$1,140,000 - 2005 32 Avenue Sw, Calgary

MLS® #A2241994

\$1,140,000

3 Bedroom, 4.00 Bathroom, 1,861 sqft

Residential on 0.07 Acres

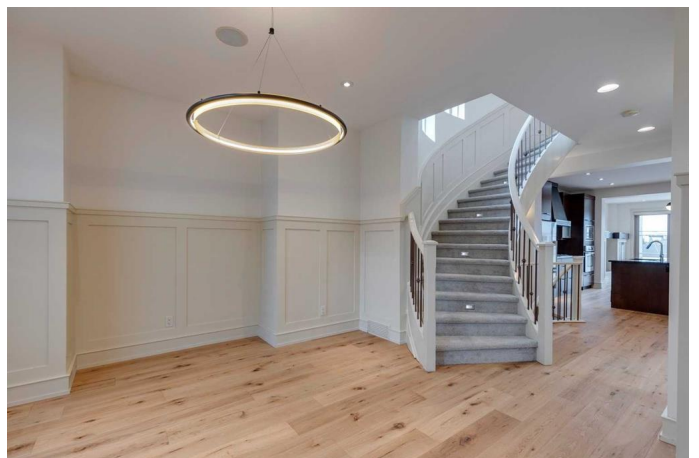
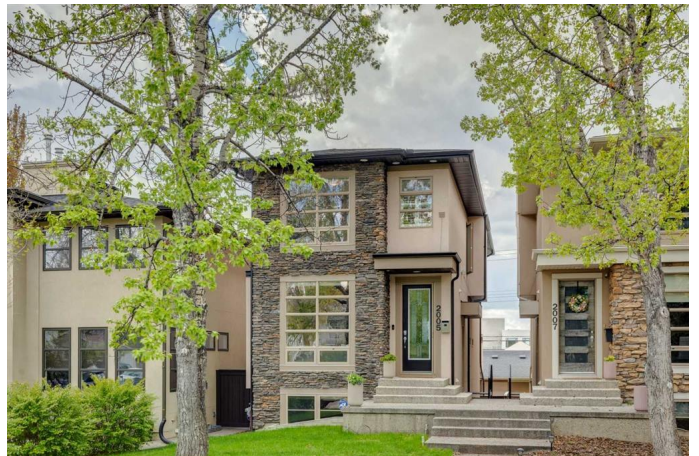
South Calgary, Calgary, Alberta

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. WALK OUT BASEMENT with Brand NEW carpeting also, features IN-FLOOR Heating, Guest Bedroom, Full Bath, Wet Bar, and 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!

Built in 2008

Essential Information

MLS® #	A2241994
Price	\$1,140,000
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	Double Garage Detached, Alley Access
# 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, Walk-Out

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	August 21st, 2025
Days on Market	22
Zoning	R-CG

Listing Details

Listing Office	RE/MAX Realty Professionals
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is

deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS® , Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.