

# \$1,050,000 - 917 32 Street Nw, Calgary

MLS® #A2214030

**\$1,050,000**

4 Bedroom, 4.00 Bathroom, 1,976 sqft

Residential on 0.07 Acres

Parkdale, Calgary, Alberta

Welcome to this exceptional two-storey home with a fully finished basement, offering nearly 3,000 square feet of refined living space in the sought-after community of PARKDALE.

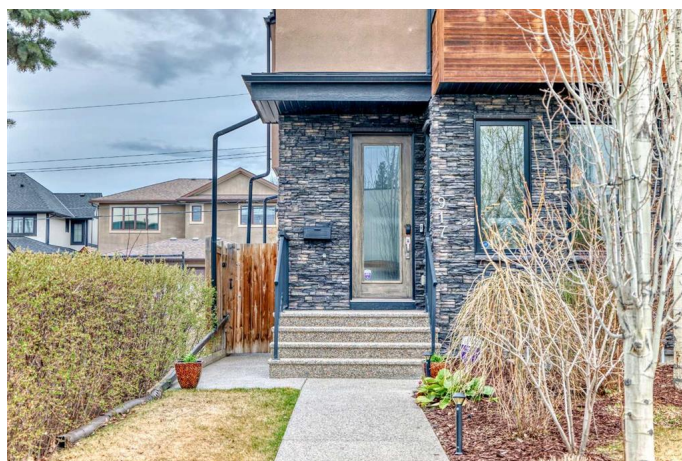
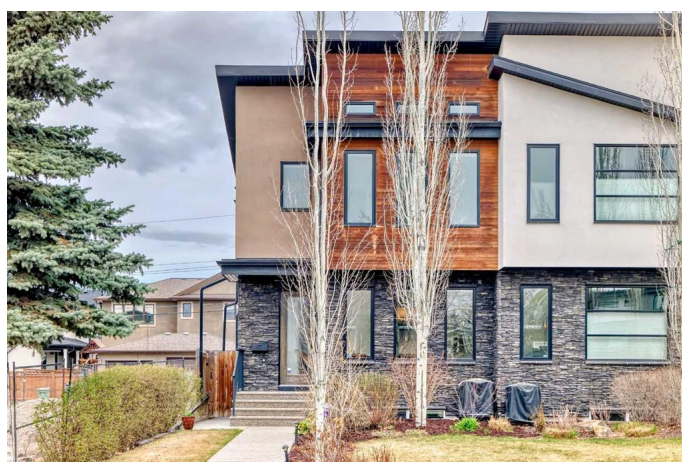
Tucked away on a quiet cul-de-sac just steps from the Bow River pathway system and nestled below Foothills Hospital, this location offers the perfect blend of urban convenience and natural beauty.

Inside, youâ€™ll find superior craftsmanship and upscale finishes throughout. The heart of the home is the kitchen featuring an extravagant 15-foot quartz island, stainless steel appliancesâ€”including a 5-burner gas cooktop and smart fridge with screenâ€”and an abundance of full-height espresso cabinetry.

The open main floor is designed for seamless entertaining, with 9ft ceilings, 8ft doors, and an elegant layout that flows from the front dining area to the cozy living room at the back. Large windows and a gas fireplace create a warm, inviting atmosphere.

Upstairs, the vaulted primary suite offers a peaceful retreat with its own electric fireplace, blackout blinds, walk-in closet with built-ins, and an ensuite featuring a jetted tub, dual sinks, a tiled glass shower, and built-in speakers. Two additional bedrooms, a 4-pc bath, and a laundry room with sink and cabinetry complete the upper level.

The finished basement expands your living space with a large rec room, wet bar and wine fridge, 4th bedroom, and a 4-pc bath.



Additional thoughtful touches include in-floor heating in the full bathrooms, a glass stairwell with integrated lighting, central A/C, central vac, and a Sonos-powered built-in speaker system. All closets feature custom built-ins, offering excellent storage solutions throughout. Step outside to enjoy the zero-maintenance backyard, complete with aggregate patio, artificial turf, natural gas BBQ line, and a hot tubâ€”ideal for year-round relaxation. The heated double garage adds to the comfort and convenience.

Whether you're a medical professional, a growing family, or simply someone who appreciates the best of inner-city living with nature at your doorstep, this beautifully maintained Parkdale home checks all the boxes. Come experience a lifestyle where luxury meets location.

Built in 2013

### **Essential Information**

MLS® #	A2214030
Price	\$1,050,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,976
Acres	0.07
Year Built	2013
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	917 32 Street Nw
Subdivision	Parkdale

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 2W3

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Built-in Features, Ceiling Fan(s), Central Vacuum, High Ceilings, Jetted Tub, No Animal Home, No Smoking Home, Recessed Lighting, Sump Pump(s), Vaulted Ceiling(s), Wet Bar
Appliances	Bar Fridge, Built-In Oven, Dishwasher, Garburator, Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer, Wine Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	BBQ gas line, Lighting
Lot Description	Back Lane, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Cedar, Stone, Stucco, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 7th, 2025
Days on Market	1
Zoning	R-CG

### Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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