

# \$739,000 - 1, 1720 32 Street Sw, Calgary

MLS® #A2232828

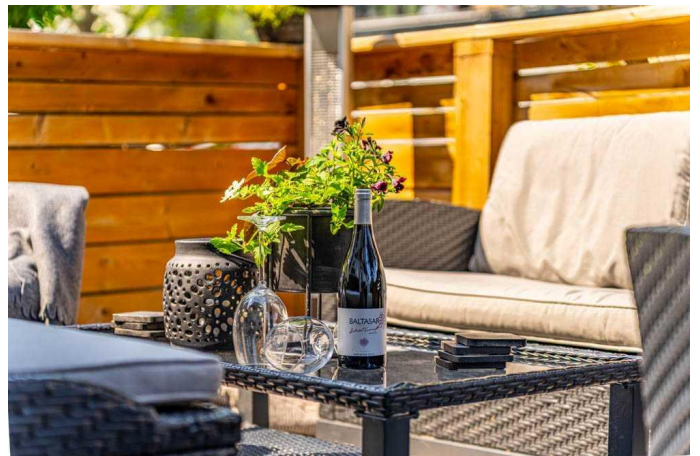
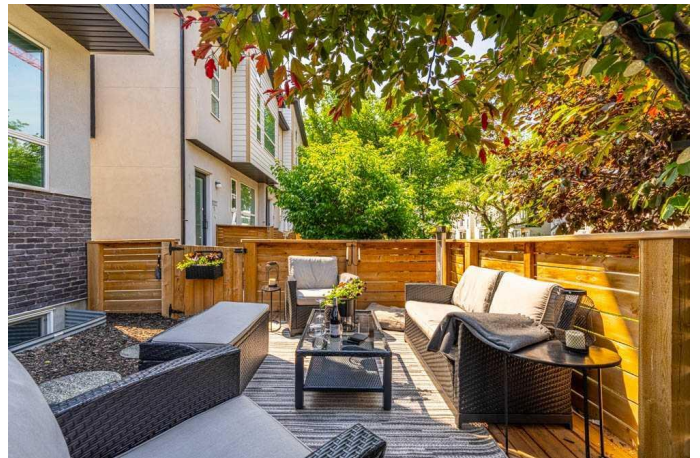
## \$739,000

3 Bedroom, 4.00 Bathroom, 1,308 sqft

Residential on 0.00 Acres

Shaganappi, Calgary, Alberta

Stunning 3-bed, 3.5-bath former showhome in the heart of Shaganappi! This beautifully designed luxury townhouse, built in 2020, offers 1,842 sq ft of developed living space across three thoughtfully planned levels. As a former showhome, it showcases numerous upgrades, refined finishes, and exceptional comfort throughout. Enjoy central air conditioning, high-end details, and a layout built for both style and function. The west-facing front yard is fully fenced and low maintenance, featuring a large deck with a gas BBQ hookup—perfect for summer entertaining or peaceful evenings outdoors. Inside, you're welcomed by soaring 10' ceilings, engineered hardwood floors, and a bright, open-concept main level. The living room centers around a sleek electric fireplace, flowing seamlessly into a spacious dining area and a chef's kitchen equipped with stainless steel appliances, ceiling-height cabinetry, a generous quartz island, and ample storage. A stylish powder room completes the main floor. Upstairs, the primary retreat impresses with vaulted ceilings, expansive west-facing windows with custom blinds, a large walk-in closet with built-ins, and a spa-inspired ensuite featuring heated floors, a freestanding tub, oversized glass shower, and double vanity. The second bedroom also offers custom blinds, its own full ensuite with heated floors, and convenient access to upper-level laundry. The fully finished basement expands the living



space with a spacious rec room, wet bar, third bedroom with walk-in closet, and full 4-piece bathroomâ€”ideal for guests, teens, or entertaining. You'll also appreciate the extensive storage space, providing plenty of room to keep everything organized and out of sight.

Additional features include in-ceiling speakers, skylights, quartz countertops throughout, high ceilings on all levels, and a single detached garage for added convenience and security.

This home blends luxury with inner-city lifestyle in one of Calgaryâ€™s most desirable neighbourhoods. Enjoy nearby green spaces, bike paths, Shaganappi Golf Course, and the vibrant energy of 17th Avenue SWâ€”with its restaurants, shops, and cafes. Just a short walk to the LRT and transit, the location is truly unbeatable.

This move-in-ready gem checks every box for luxury, lifestyle, and location. Book your private showing today!

Built in 2020

**Essential Information**

MLS® #	A2232828
Price	\$739,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,308
Acres	0.00
Year Built	2020
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

**Community Information**

Address	1, 1720 32 Street Sw
Subdivision	Shaganappi
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 1N5

### **Amenities**

Amenities	None
Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

### **Interior**

Interior Features	Bar, Bookcases, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Skylight(s), Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Built-In Oven, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Electric Oven, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Window Coverings
Heating	Central, In Floor, Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Great Room, Decorative
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

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

### **Additional Information**

Date Listed	June 26th, 2025
Days on Market	11
Zoning	M-C1

**Listing Details**

Listing Office                      Coldwell Banker Mountain Central

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