

# \$899,800 - 1721 32 Avenue Sw, Calgary

MLS® #A2250626

**\$899,800**

4 Bedroom, 4.00 Bathroom, 1,863 sqft  
Residential on 0.07 Acres

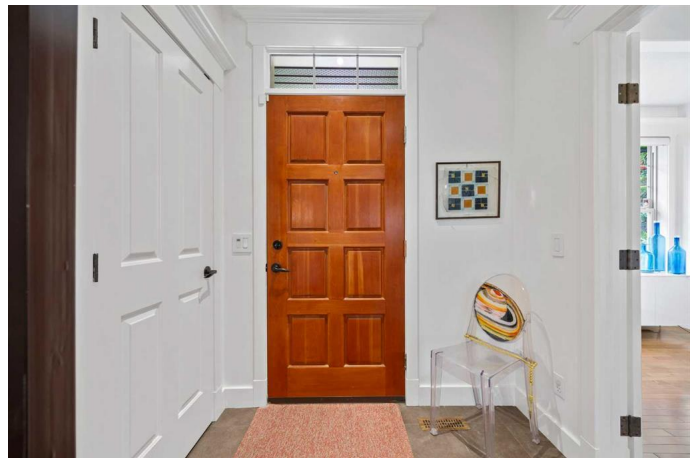
South Calgary, Calgary, Alberta

**\*\*OPEN HOUSE - Sun Aug 24**

**(2:30-4:30pm)\*\*** This beautiful attached home in the heart of Marda Loop impresses from the moment you arrive, with outstanding curb appeal and a sunny south-facing backyard. Inside, quality and thoughtful design are showcased across more than 2,700 sq ft of finished living space.

The main floor offers a welcoming open-concept layout highlighted by rich real hardwood flooring and a striking custom curved staircase. A versatile front dining room or office with French doors sets the tone, while the gourmet kitchen is truly the heart of the home—featuring a large granite island, stylish cabinetry, and high-end appliances including a Bosch dishwasher and Whirlpool fridge (both just one year old), along with a Whirlpool gas stove. The adjoining living room, anchored by a cozy gas fireplace, creates the perfect space for gathering and entertaining, while motorized Hunter-Douglas Duet blinds on the main floor add both style and function.

Upstairs, the spacious primary retreat feels like a private sanctuary with a walk-in closet and spa-inspired ensuite complete with double vanities, a soaker tub, and the comfort of in-floor heat. Two additional bedrooms, a full family bath, and convenient upstairs laundry complete this level. The fully developed lower level, also with in-floor heat, offers a large recreation room ideal for movie nights, a



generous fourth bedroom, and a full bathâ€”perfect for guests.

Outside, the fully fenced and landscaped yard with a deck is ideal for summer entertaining, while the double detached garage adds privacy and creates an inviting outdoor living area. This home also includes valuable upgrades such as a Telus monitored home security system, water softener, high-efficiency furnace and 60-gallon hot water tank (both regularly serviced), central vacuum, basement hot water heating, and a Whirlpool microwave/hood fan.

All of this is offered in one of Calgaryâ€™s most desirable locationsâ€”just steps from shops, restaurants, schools, playgrounds, parks, the public pool, and the library, with easy access to River Park, Sandy Beach, and a quick 10-minute commute downtown.

Built in 2005

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2250626               |
| Price          | \$899,800              |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,863                  |
| Acres          | 0.07                   |
| Year Built     | 2005                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 1721 32 Avenue Sw |
| Subdivision | South Calgary     |

|             |         |
|-------------|---------|
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T2T 1W1 |

### Amenities

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

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Breakfast Bar, Chandelier, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Skylight(s), Vaulted Ceiling(s) |
| Appliances        | Dishwasher, Garage Control(s), Gas Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings  |
| Heating           | In Floor, Forced Air, Natural Gas  |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas, Living Room   |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Other                                   |
| Lot Description   | Back Yard, Front Yard, Landscaped, Lawn |
| Roof              | Asphalt Shingle                         |
| Construction      | Cedar, Stucco, Wood Frame               |
| Foundation        | Poured Concrete                         |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 22nd, 2025 |
| Days on Market | 1                 |
| Zoning         | R-CG              |

### Listing Details

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

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