

\$2,300,000 - 1035 32 Avenue Sw, Calgary

MLS® #A2213185

\$2,300,000

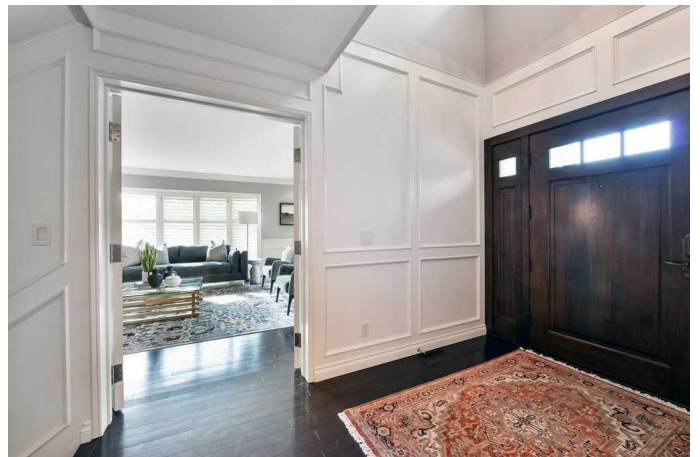
4 Bedroom, 4.00 Bathroom, 3,442 sqft

Residential on 0.13 Acres

Elbow Park, Calgary, Alberta

Open House Sat. Sept. 13th & Sun. Sept. 14th
1:30-3:30 p.m. Welcome to this exquisite 2
storey home In UPPER ELBOW PARK.

Offering a total of 4600 sq.â€™™ of refined
living space, this residence blends timeless
traditional warmth with elegant transitional
styling. From the moment you step into the
spacious Entryway with its soaring double
height, you are greeted with rich dark
hardwood floors, soft cream walls and
flat-painted ceilings that create a serene &
sophisticated ambience throughout. The heart
of the home is the gourmet Kitchen, featuring
high-end appliances, a generous breakfast bar
Island and substantial Walk-In Pantry. Perfect
for everyday living as well as entertaining!
Opening seamlessly to the inviting Family
Room where the wood burning fireplace
anchors the space, there are patio doors
bringing in natural light and leading to the
SOUTH facing Deck. The light-filled Living
Room, spacious enough for a grand piano,
sets the stage for elegant gatherings and
adjoins the generously sized Dining Room.
Main floor also includes a discreetly located
Powder Room + private Den/Office with
custom Built Ins + French doors. Of special
note is the abundance of wall space for art.
Upstairs, which also showcases hardwood
flooring, the RARE 4 Bedroom layout includes
a luxuriously large Primary Suite, with spa
inspired En-Suite + Walk-In Dressing Room. 3
additional Bedrooms, well-appointed Family
Bath as well as loads of Storage/Closets,



complete this floor. Delightfully developed Lower Level showcases an attractive Recreation + Games Room complete with Wet Bar, Gas Fireplace + Custom Built Ins. A versatile Gym space, which could easily become a 5th bedroom, along with a Full Bath, Laundry + Big Storage Room, add to this home's incredible functionality. Professionally landscaped SOUTH yard, with irrigation, perennial beds, ambient lighting + fencing, has a terrific deck with multiple gas outlets built in for Fire table, BBQ + Heaters. OVERSIZED, Double, ATTACHED garage boasts epoxy flooring + built in storage shelving. This exceptional property offers a lifestyle of comfort, elegance + versatility. Situated within an EASY STROLL to William Reid, Elbow Park, Western Canada + Rideau Schools & the Glencoe Club- this is an opportunity you do not want to miss out on!

Built in 1980

Essential Information

MLS® #	A2213185
Price	\$2,300,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,442
Acres	0.13
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	1035 32 Avenue Sw
Subdivision	Elbow Park

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 1V5

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Faces Front
# of Garages	2

Interior

Interior Features	Breakfast Bar, Closet Organizers, Granite Counters, No Smoking Home, Pantry, Storage, Built-in Features, Stone Counters, French Door, Kitchen Island, Recessed Lighting, Vaulted Ceiling(s), Wet Bar, Walk-In Closet(s)
Appliances	Bar Fridge, Dishwasher, Microwave, Refrigerator, Window Coverings, Wine Refrigerator, Central Air Conditioner, Dryer, Garburator, Gas Stove, Washer, Water Softener
Heating	Forced Air, Natural Gas
Cooling	Central Air, Partial
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Gas Starter, Insert, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Private Yard, BBQ gas line, Lighting, Rain Gutters
Lot Description	Back Yard, Corner Lot, Garden, Landscaped, Underground Sprinklers, Yard Lights
Roof	Cedar Shake
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 11th, 2025
Days on Market	2
Zoning	R-CG

Listing Details

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