

# \$1,124,900 - 2811 32 Street Sw, Calgary

MLS® #A2226312

**\$1,124,900**

4 Bedroom, 4.00 Bathroom, 1,913 sqft

Residential on 0.07 Acres

Killarney/Glengarry, Calgary, Alberta

An exceptional opportunity in the heart of Killarney—this custom-built 2022 residence by A Home Making Company offers a rare blend of contemporary elegance, thoughtful design, and superior craftsmanship. Perfectly situated on a quiet cul-de-sac with a sun-soaked west-facing backyard, this one-of-a-kind home delivers over 2,500 sq. ft. of meticulously curated living space. The main level impresses with 10'™ ceilings, wide-plank engineered hardwood, and bespoke millwork throughout. At the heart of the home is a striking 12'™ waterfall quartz island in the chef's™ kitchen, complete with JennAir appliances, gas range, sleek cabinetry, and abundant storage. A dramatic, stone-wrapped fireplace anchors the bright and airy living space, while oversized patio doors create a seamless connection to the west-facing backyard—perfect for indoor-outdoor entertaining. Upstairs, the primary suite is a true retreat with a spa-like 5-piece ensuite featuring heated floors, steam shower, soaker tub, dual vanities, and a custom walk-in closet. Two additional bedrooms share a beautifully designed Jack & Jill bathroom, and the upper-level laundry room is equipped with built-ins and a utility sink for added convenience. The fully developed basement offers hydronic in-floor heating, a spacious rec room with wet bar, a fourth bedroom, full bath, and a glass-enclosed gym or home office—designed for both comfort and



flexibility. Additional highlights include built-in ceiling speakers throughout, central A/C, low-maintenance landscaping, and a heated double detached garage with professional overhead storage. A rare chance to own a newer luxury build in one of Calgary's most established inner-city communities—this home truly has it all.

Built in 2021

### Essential Information

MLS® #	A2226312
Price	\$1,124,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,913
Acres	0.07
Year Built	2021
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	2811 32 Street Sw
Subdivision	Killarney/Glengarry
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E2S1

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Storage, Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Dryer, Gas Range, Microwave, Range Hood, Washer, Window Coverings, Gas Oven
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Back Yard, Cul-De-Sac, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 3rd, 2025
Days on Market	12
Zoning	DC (pre 1P2007)

## Listing Details

Listing Office	RE/MAX First
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