

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

MLS® #A2250626

**\$899,800**

4 Bedroom, 4.00 Bathroom, 1,863 sqft

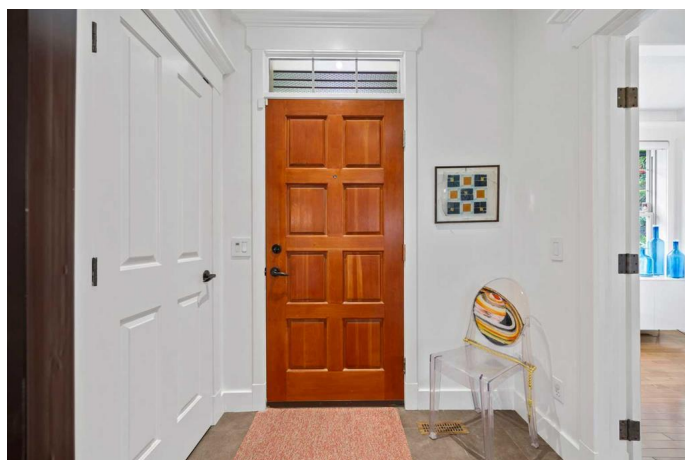
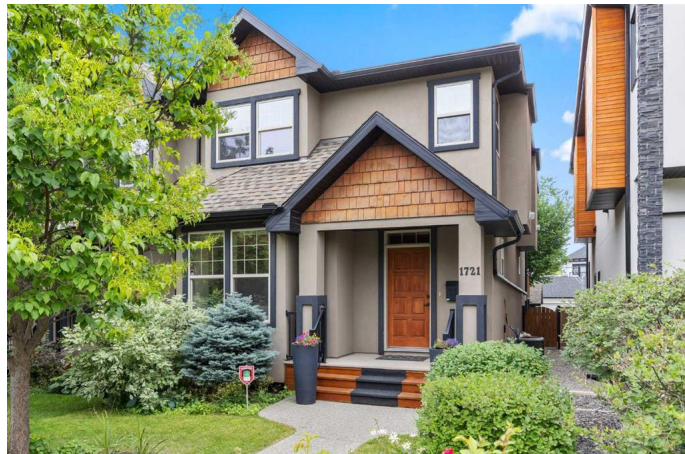
Residential on 0.07 Acres

South Calgary, Calgary, Alberta

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 bath—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 Calgary's most desirable locations—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 | 5                 |
| Zoning         | R-CG              |

### Listing Details

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

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