

# \$1,800,000 - 1728 32 Avenue Sw, Calgary

MLS® #A2206552

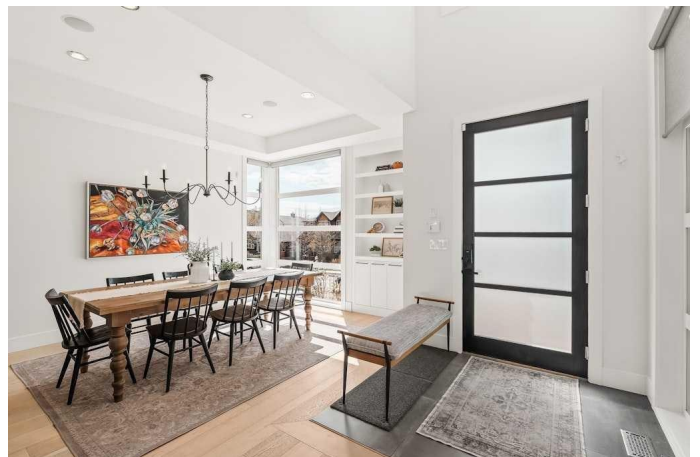
**\$1,800,000**

4 Bedroom, 4.00 Bathroom, 2,769 sqft

Residential on 0.11 Acres

South Calgary, Calgary, Alberta

Situated on a prime 37.5â€™™ x 125â€™™ lot in the heart of highly sought-after South Calgary â€™ one of the cityâ€™™s most vibrant communities â€™ this luxurious West Coast Modern home offers over 4,100 sq ft of beautifully designed living space, loaded with extensive renovations and thoughtful upgrades throughout. Step inside to soaring 10â€™™ ceilings, wide plank white oak hardwood floors, and sunlight pouring through oversized windows and skylights. The main level features a statement dining room with designer lighting, a private office with stunning custom black iron/glass doors by Forge 53Â°, and a show-stopping living room with a floor-to-ceiling fireplace feature wall. New oversized Lux sliding doors open to a massive deck with an outdoor fireplace â€™ perfect for year-round indoor-outdoor living and entertaining. The chefâ€™™s kitchen is pure perfection, showcasing a Viking 6-burner gas cooktop, Viking refrigerator and wall oven, sleek quartz countertops, and a generous island with seating for six. A spacious butlerâ€™™s pantry adds endless storage, making this kitchen as functional as it is beautiful. A stylish 2-piece powder room completes the main floor. An open riser staircase leads upstairs to a bright bonus room with new custom built-ins and direct access to a sunny south-facing outdoor lounge space. The primary retreat includes a custom walk-in closet and a spa-inspired ensuite with heated floors, dual vanities, a freestanding soaker tub,



and an oversized steam shower. Two additional spacious bedrooms, a sleek 5-piece main bath, and a large laundry room with sink and ample storage complete the upper level. Multiple skylights ensure the home is bathed in natural light all day long. The fully finished walkout basement is designed for both entertaining, fun, and function – featuring heated floors, a large family/media room with a wet bar and wine display, a bright fourth bedroom, a fitness room (could be a 5th bedroom), and a 3-piece bath. Step directly outside to a private, beautifully landscaped outdoor entertaining space – complete with premium turf and a newer Cal Spa hot tub (included if desired). Additional highlights include a heated triple detached garage (split into a double + single for flexible use as a gym, studio, or additional parking), a professionally installed Sonos sound system, and three included wall-mounted TVs with hidden wiring. All of this in a prime, walkable location – just 1/2 block from the soccer fields at South Calgary Park and the Giuffre Family Library. Take a leisurely stroll to the South Calgary Community Centre, scenic River Park, and the lively Marda Loop district filled with trendy shops, caf s, and restaurants. Walk to top-rated schools (including Western Canada High School), hop on nearby public transit, and be downtown in minutes.

This extraordinary home combines modern luxury, exceptional space, and an incredible inner-city lifestyle – a rare offering in one of Calgary’s most desirable neighbourhoods. Call today for more information!

Built in 2014

## **Essential Information**

MLS® #	A2206552
Price	\$1,800,000

Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,769
Acres	0.11
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	1728 32 Avenue Sw
Subdivision	South Calgary
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 1V9

### Amenities

Parking Spaces	3
Parking	Heated Garage, Triple Garage Detached
# of Garages	3

### Interior

Interior Features	Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s), Bar, Bookcases, Skylight(s), Wired for Sound
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Built-In Oven
Heating	In Floor, Forced Air, Natural Gas, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Outside, See Remarks

Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Back Lane, Interior Lot, Low Maintenance Landscape, Rectangular Lot
Roof	Rubber
Construction	Stucco, Wood Frame, Stone
Foundation	Poured Concrete

## Additional Information

Date Listed	May 1st, 2025
Days on Market	1
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.