

**1804 32 Avenue SW**  
**Calgary, Alberta**

**MLS # A2153626**



**\$1,449,999**

<b>Division:</b>	South Calgary		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 Storey		
<b>Size:</b>	2,596 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Lawn, Landscaped, Rectangular Lot		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stucco, Wood Frame	<b>Zoning:</b>	R-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound		
<b>Inclusions:</b>	None		

**OPEN HOUSE SATURDAY, SEPTEMBER 21ST FROM 1-3 PM.** Nestled in the heart of South Calgary, this stunning 3+1 bedroom home by Willow Haven Designer Homes epitomizes modern elegance, boasting over 3400 sq ft of meticulously crafted living space. Entering the bright, open main level, you're greeted by wide plank hardwood floors and soaring ceilings, enhanced by recessed lighting and chic light fixtures. A foyer & spacious dining area with soaring ceiling welcomes you & flows seamlessly into the kitchen that's tastefully finished with quartz counter tops, island/eating bar, tons of storage & a stainless steel appliance package. The living room with feature fireplace & built-ins is open to the kitchen, creating a perfect space for entertaining. Completing the main level is a 2 piece powder room & mudroom. The second level hosts 2 generously sized bedrooms that share a 5 piece main bath. A convenient laundry room with sink & storage is also located on the second level. Ascend the elegant staircase to the third level with a den/office & access to a private balcony as well as the private primary suite with walk-in closet & luxurious 5 piece ensuite with in-floor heat, dual sinks, relaxing freestanding soaker tub & separate shower. Basement development includes roughed-in in-floor heat, a large recreation/media room with wet bar, fourth bedroom & a 4 piece bath. Other notable features include built-in speakers, roughed-in air conditioning, back yard with deck & access to the double detached garage. The inner-city location can't be beat & just blocks from South Calgary Park, River Park, vibrant Marda Loop & is close to excellent schools, shopping, public transit & has easy access to downtown via 14th Street.