

# \$1,499,000 - 1617 32 Avenue Sw, Calgary

MLS® #A2224959

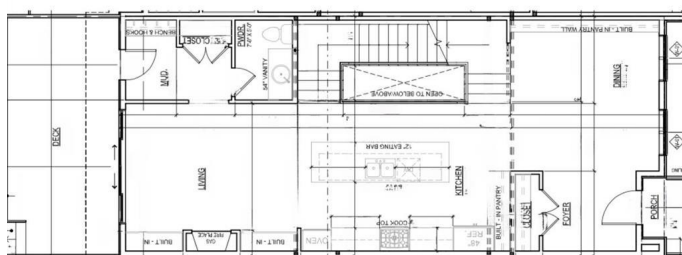
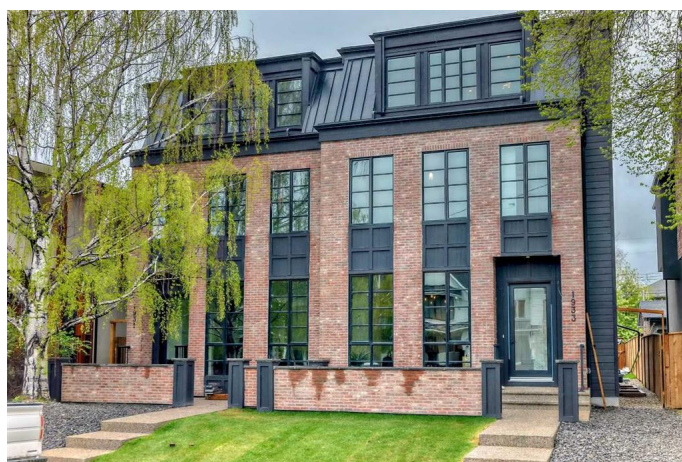
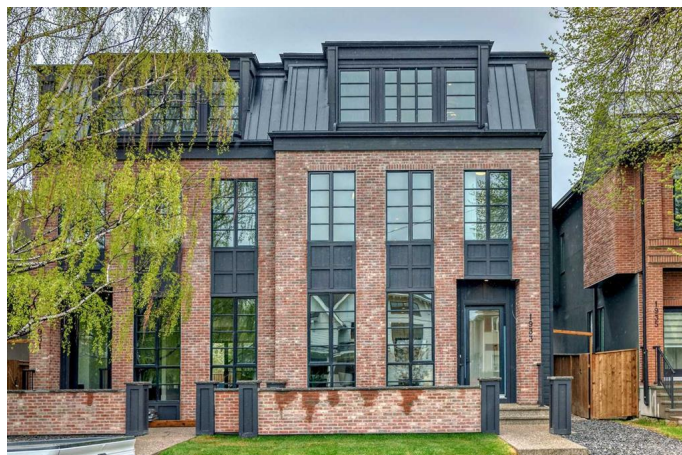
**\$1,499,000**

5 Bedroom, 5.00 Bathroom, 3,006 sqft  
Residential on 0.07 Acres

South Calgary, Calgary, Alberta

This stylish and spacious under construction duplex at 1617 32 Ave SW offers modern living in the heart of South Calgary, directly across from a park. The open-concept main floor features high ceilings, a gas fireplace in the living room, a mudroom, a powder room, and brand-new appliances in the kitchen. Upstairs, you'll find two bedrooms, a primary suite, and a laundry area, while the top loft level boasts a bonus room, an additional bedroom, an ensuite bathroom, and a walk-in closet. The finished basement adds even more space with a gym, a media center, a bedroom, and a bathroom.

Outside, the back deck is perfect for entertaining, and the prime location offers easy access to nearby parks, schools, shops, and more. With its thoughtful layout and incredible amenities, this home is an excellent choice for those seeking comfort, style, and convenience in South Calgary. Photos of this listing are from a similar unit. While the layout and finishes are essentially the same, minor differences may exist. Layout images are of this unit.



Main Floor Plan

Built in 2024

## Essential Information

MLS® #	A2224959
Price	\$1,499,000
Bedrooms	5

Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,006
Acres	0.07
Year Built	2024
Type	Residential
Sub-Type	Semi Detached
Style	3 Storey, Side by Side
Status	Active

### **Community Information**

Address	1617 32 Avenue Sw
Subdivision	South Calgary
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 1V8

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Closet Organizers, Double Vanity, Dry Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Stove(s)
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Front Yard
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 12th, 2025
Days on Market	4
Zoning	R-CG

### **Listing Details**

Listing Office	eXp Realty
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