

# \$995,000 - 2239 32 Street Sw, Calgary

MLS® #A2229957

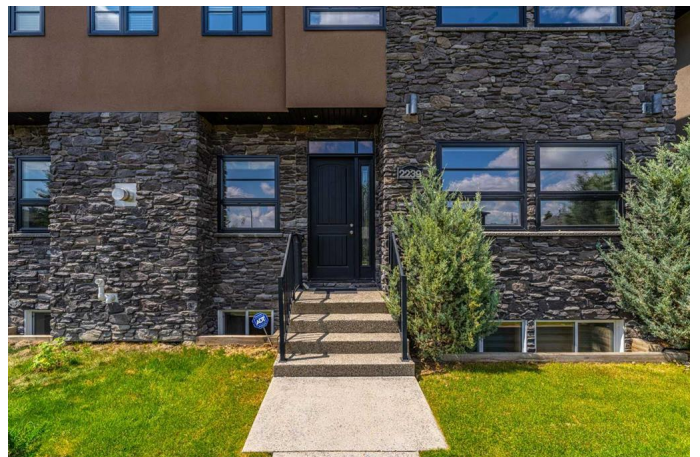
**\$995,000**

4 Bedroom, 4.00 Bathroom, 1,993 sqft

Residential on 0.07 Acres

Killarney/Glengarry, Calgary, Alberta

This stunning semi-detached home in the heart of Killarney is anything but cookie cutter. Thoughtfully designed with elevated features throughout, it offers exceptional comfort, functionality, and high end finishes that are rarely found in similar homes. As you step inside, you will be greeted by soaring 10 foot ceilings creating an expansive and airy atmosphere. The main floor is elegantly finished with wainscoting, a sleek gas fireplace, and built-in high-quality speakers which are throughout the home, a perfect space to entertain or unwind. The beautiful Brazilian Cherry hardwood flooring is found on all levels of the home. The chef inspired kitchen has premium appliances, a large walk-in pantry, and is complemented by a custom granite dining table. There are beautiful granite counter tops found throughout the home, offering a feel of elegance. A private half bath on the main adds convenience for guests. Upstairs, the laundry room is ideally located, and each bedroom is a retreat in itself. The primary suite features a luxurious ensuite with a jetted tub, large tile walk in shower, and double vanities. The walk-in closet is fully outfitted with built-ins. Secondary bedrooms include built in desks, step-in and walk-in closets, and large or corner windows. The window coverings in the bedrooms match those throughout the house with added blackouts for a good night's sleep. The fully developed basement features a rec room with a built-in multimedia centre, electric



fireplace, custom wet bar with dual-zone beverage fridge and a built-in office desk. The basement bedroom has a large walk-in closet. The full bathroom features the same finishes as seen throughout the home. Youâ€™ll also find an audio rack for the home audio system, and under-stair storage with custom shelving. Enjoy the warmer weather with your friends and family in your private backyard oasis under the pergola and lights, with built-in outdoor speakers. The double garage is drywalled and insulated and includes tire racks. The paved back lane includes a nook for your City collection bins, a thoughtful detail for organized living. More features of the home include home security pre-wiring, high end speaker setup on all levels of the home, including patio. Triple pane windows, Central Air Conditioning, Hot Water On Demand, water softener and stylish zebra blinds throughout the home. This one of a kind property provides the occupants with luxury, tech, and design in one of Calgaryâ€™s most desirable inner-city neighbourhoods. Come see the difference quality makes. Please see the Video and 3D tour.

Built in 2012

### **Essential Information**

MLS® #	A2229957
Price	\$995,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,993
Acres	0.07
Year Built	2012
Type	Residential
Sub-Type	Semi Detached

Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	2239 32 Street Sw
Subdivision	Killarney/Glengarry
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 2R4

### Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Faces Rear, Insulated, Paved
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Pantry, Vinyl Windows, Walk-In Closet(s), Soaking Tub, Tankless Hot Water
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings, Oven-Built-In, Tankless Water Heater
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Gas, Living Room, Stone, Three-Sided
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	Back Lane, Paved
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 11th, 2025
Days on Market	75
Zoning	R-CG

### **Listing Details**

Listing Office	Real Broker
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