

# \$819,000 - 1716 32 Street Sw, Calgary

MLS® #A2168549

**\$819,000**

4 Bedroom, 4.00 Bathroom, 1,884 sqft  
Residential on 0.07 Acres

Shaganappi, Calgary, Alberta

Welcome to this exquisite, high-end semi-detached home nestled in the vibrant community of Shaganappi, where modern sophistication meets unmatched convenience. Just steps from the Shaganappi Point C-Train station and mere minutes from downtown, this home is the perfect fusion of luxury and prime location.

As you step inside, you'll be greeted by a meticulously designed layout, where the kitchen and living areas flow seamlessly together—ideal for both daily living and entertaining. The open-concept main floor, with its 9-foot ceilings, begins with a spacious foyer leading into a bright, sun-filled living room, complete with oversized windows and a custom fireplace. The chef-inspired kitchen is a true highlight, featuring built-in appliances, a gas range, a large center island, quartz countertops, and floor-to-ceiling cabinetry. Massive floor-to-ceiling glass windows connect to the rear deck, creating the ultimate indoor-outdoor living experience.

Upstairs, the luxurious primary suite is a serene retreat, complete with an organization walk-in closet, a self-controlled in-floor heating ensuite bathroom, double vanities, and a skylight that bathes the space in natural moonlight. Two additional bedrooms, a 4-piece bathroom, and a convenient laundry room offer comfort and practicality for family or guests. Upgrade Heightened and Weighted Interior Doors perfectly fit the high ceilings on each floor.



The basement offers a one-bedroom illegal suite with a modern kitchen and cozy living space, all warmed by in-floor heating. With high ceilings, this flexible space is perfect for extended family living or as a potential rental unit only need to open a separate side entrance for added privacy and income opportunity.

In addition to its steps away from bustling shops, restaurants, and future community developments, ensuring even more walkable amenities in the near future, it's close to off-leash parks, and the highly regarded Alexander Ferguson School. The Killarney pool, downtown, and Calgary's scenic west end are all easily accessible. Whether you're strolling along the Bow River, teeing off at Shaganappi Golf Course, or exploring the lively 17th Avenue district, this community offers something for everyone. Book your showing today!

Built in 2013

### **Essential Information**

MLS® #	A2168549
Price	\$819,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,884
Acres	0.07
Year Built	2013
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address 1716 32 Street Sw

Subdivision	Shaganappi
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C 1N5

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Chandelier, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Sump Pump(s), Walk-In Closet(s), Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Skylight(s)
Appliances	Built-In Oven, Dishwasher, Electric Cooktop, Garage Control(s), Microwave, Range Hood, Refrigerator, Window Coverings, Dryer, Gas Cooktop, Washer
Heating	Forced Air, Natural Gas, Electric, In Floor
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full, Suite

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Few Trees, Garden, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	September 27th, 2024
Days on Market	167
Zoning	Residential-Grade-Oriente

### **Listing Details**

Listing Office

Homecare Realty Ltd.

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