

1, 1720 32 Street SW
Calgary, Alberta

MLS # A2232828



\$739,000

Division:	Shaganappi		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,308 sq.ft.	Age:	2020 (5 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	-		
Lot Feat:	Back Lane, Level, Low Maintenance Landscape		

Heating:	Central, In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 200
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Bookcases, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Skylight(s), Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: N/A

Stunning 3-bed, 3.5-bath former showhome in the heart of Shaganappi! This beautifully designed luxury townhouse, built in 2020, offers 1,842 sq ft of developed living space across three thoughtfully planned levels. As a former showhome, it showcases numerous upgrades, refined finishes, and exceptional comfort throughout. Enjoy central air conditioning, high-end details, and a layout built for both style and function. The west-facing front yard is fully fenced and low maintenance, featuring a large deck with a gas BBQ hookup—perfect for summer entertaining or peaceful evenings outdoors. Inside, you're welcomed by soaring 10' ceilings, engineered hardwood floors, and a bright, open-concept main level. The living room centers around a sleek electric fireplace, flowing seamlessly into a spacious dining area and a chef's kitchen equipped with stainless steel appliances, ceiling-height cabinetry, a generous quartz island, and ample storage. A stylish powder room completes the main floor. Upstairs, the primary retreat impresses with vaulted ceilings, expansive west-facing windows with custom blinds, a large walk-in closet with built-ins, and a spa-inspired ensuite featuring heated floors, a freestanding tub, oversized glass shower, and double vanity. The second bedroom also offers custom blinds, its own full ensuite with heated floors, and convenient access to upper-level laundry. The fully finished basement expands the living space with a spacious rec room, wet bar, third bedroom with walk-in closet, and full 4-piece bathroom—ideal for guests, teens, or entertaining. You'll also appreciate the extensive storage space, providing plenty of room to keep everything organized and out of sight. Additional features include in-ceiling speakers, skylights, quartz countertops throughout, high ceilings on all levels, and a single detached garage for added

convenience and security. This home blends luxury with inner-city lifestyle in one of Calgary's most desirable neighbourhoods. Enjoy nearby green spaces, bike paths, Shaganappi Golf Course, and the vibrant energy of 17th Avenue SW—with its restaurants, shops, and cafes. Just a short walk to the LRT and transit, the location is truly unbeatable. This move-in-ready gem checks every box for luxury, lifestyle, and location. Book your private showing today!