

1, 440 32 Avenue NW  
Calgary, Alberta

MLS # A2275153



# \$699,999

|                  |                                     |               |                  |
|------------------|-------------------------------------|---------------|------------------|
| <b>Division:</b> | Highland Park                       |               |                  |
| <b>Type:</b>     | Residential/Four Plex               |               |                  |
| <b>Style:</b>    | 2 Storey                            |               |                  |
| <b>Size:</b>     | 1,300 sq.ft.                        | <b>Age:</b>   | 2025 (1 yrs old) |
| <b>Beds:</b>     | 3                                   | <b>Baths:</b> | 3 full / 1 half  |
| <b>Garage:</b>   | Single Garage Detached              |               |                  |
| <b>Lot Size:</b> | -                                   |               |                  |
| <b>Lot Feat:</b> | Back Lane, Private, Street Lighting |               |                  |

|                    |                                |                   |        |
|--------------------|--------------------------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air                     | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Tile, Vinyl                    | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                | <b>Condo Fee:</b> | \$ 228 |
| <b>Basement:</b>   | Full                           | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Cement Fiber Board, Wood Frame | <b>Zoning:</b>    | R-CG   |
| <b>Foundation:</b> | Poured Concrete                | <b>Utilities:</b> | -      |

**Features:** Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Wet Bar

**Inclusions:** n/a

Welcome to 1-440 32 Avenue NW, a newly built 3 bedroom, 3.5 bathroom townhome spanning nearly 2,000 sq. ft. of total developed living space, including a fully finished basement, with 9 foot ceilings throughout situated in the desirable community of Highland Park in Northwest Calgary. The property was constructed by MountainPoint Homes Ltd., a professional builder with decades of experience working on high-end residences across Calgary. The home showcases superior craftsmanship, premium materials, and a design focused on livability and enduring value. The open-concept main floor offers a bright and inviting living area anchored by a sleek fireplace, complemented by a custom-built kitchen with full-height cabinetry, quartz countertops, and a modern appliance package. Thoughtful design and high-quality finishes elevate each detail from the luxury vinyl plank flooring to the precision millwork and thoughtful lighting selections. Upstairs, the primary suite provides a private retreat with a custom walk-in closet and a spa-inspired ensuite bathroom with heated floors. A secondary bedroom with its own ensuite and convenient upper-floor laundry add everyday functionality. The fully developed lower level expands the living space with a large recreation area, wet bar, three-piece bathroom, and spacious guest bedroom perfect for hosting or family living. Built with energy efficient systems, complete with A/C rough-in and durable Hardie board siding, this property is built to provide homeowners with peace of mind while also coming with a comprehensive new home warranty package. Each unit includes its own private detached garage parking. Outside features its own private use patio and fenced yard space complete with a gas line, perfect for barbecuing or enjoying summer evenings. Located in Highland Park, one of Calgary's most central and rapidly

revitalizing communities. Minutes from Confederation Park, residents will enjoy easy access to downtown, nearby schools, parks, and major amenities, as well as the welcoming charm of a mature neighbourhood poised for long-term growth.