



## 2033 32 Avenue Calgary Alberta

\$1,275,000

Come view this stunning modern masterpiece nestled in the heart of South! This home perfectly combines Nordic architectural elements with Mid-Century design, offering a serene retreat with every urban convenience at your doorstep. Step inside and be greeted by an airy, open-concept layout across 2,036 sq ft thoughtfully designed to maximize natural light, with a RARE 829 sq ft WALKOUT LOWER SUITE (subject to approvals by the city)! The spacious living room, with its large windows, warm white oak millwork, and custom archways, sets the tone for comfortable elegance. Whether it's a cozy night by the fireplace or entertaining guests, this space offers a welcoming ambiance for every occasion. At the heart of the home, the kitchen is a true chef's delight. It features high-end built-in KitchenAid appliances, sleek tile details, and a bright, breezy colour palette that makes culinary creativity a joy. The oversized island is perfect for casual gatherings or prepping your favourite meals. Plus, the flow from the kitchen to the oversized South-facing deck makes it effortless to enjoy Calgary's beautiful sunsets, whether you're hosting a summer BBQ or having a quiet morning coffee. On the main floor, you'll also find a private office space with a chic glass door and a thoughtfully designed mudroom, keeping the space organized and functional for everyday life. The stylish powder room rounds off the main level with a modern touch. Heading upstairs, the primary suite is a true oasis. Vaulted ceilings, massive windows, and a private balcony invite you to relax in your own peaceful retreat. The ensuite is designed for indulgence, featuring matte stone tiles, natural wood cabinetry, heated floors, a luxurious steam shower with body jets, and a deep soaker tub for those long, relaxing baths. The upper floor also offers two additional generously sized bedrooms with tray ceilings an...

Primary Bedroom 15.00 Ft x 12.17 Ft

Other 8.25 Ft x 6.42 Ft

Bedroom 10.83 Ft x 9.83 Ft

Bedroom 11.58 Ft x 10.83 Ft

Laundry room 8.25 Ft x 5.42 Ft

4pc Bathroom 8.58 Ft x 4.92 Ft

Recreational, Games room 11.83 Ft x 9.17 Ft

Laundry room 6.00 Ft x 5.33 Ft

4pc Bathroom 7.92 Ft x 4.92 Ft

Living room 15.17 Ft x 12.25 Ft

Kitchen 18.83 Ft x 12.75 Ft

Dining room 15.58 Ft x 9.83 Ft

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**Mirror**

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5pc Bathroom 16.58 Ft x 7.42 Ft  
Bedroom 12.42 Ft x 11.17 Ft  
Bedroom 11.42 Ft x 9.50 Ft  
Other 13.75 Ft x 8.25 Ft

Other 10.67 Ft x 5.42 Ft  
Office 6.50 Ft x 6.08 Ft  
2pc Bathroom 6.83 Ft x 4.83 Ft