



1617 32 Avenue Calgary Alberta

\$1,499,000

**** OPEN HOUSE: Tuesday, June 24th 1-3pm **** This stylish and spacious under construction duplex at 1617 32 Ave SW offers modern living in the heart of South Calgary, directly across from a park. The open-concept main floor features high ceilings, a gas fireplace in the living room, a mudroom, a powder room, and brand-new appliances in the kitchen. Upstairs, you'll find two bedrooms, a primary suite, and a laundry area, while the top loft level boasts a bonus room, an additional bedroom, an ensuite bathroom, and a walk-in closet. The finished basement adds even more space with a gym, a media center, a bedroom, and a bathroom. Outside, the back deck is perfect for entertaining, and the prime location offers easy access to nearby parks, schools, shops, and more. With its thoughtful layout and incredible amenities, this home is an excellent choice for those seeking comfort, style, and convenience in South Calgary. Photos of this listing are from a similar unit. While the layout and finishes are essentially the same, minor differences may exist. Layout images are of this unit. (id:6769)

Bedroom 13.17 Ft x 12.92 Ft

Other 9.67 Ft x 7.00 Ft

5pc Bathroom 11.17 Ft x 7.25 Ft

Bedroom 13.00 Ft x 12.67 Ft

Other 6.92 Ft x 4.83 Ft

Bedroom 12.17 Ft x 11.17 Ft

Laundry room 7.75 Ft x 7.00 Ft

4pc Bathroom 9.33 Ft x 5.00 Ft

Bonus Room 15.08 Ft x 9.67 Ft

Primary Bedroom 18.33 Ft x 15.92 Ft

Other 10.25 Ft x 9.67 Ft

Other 8.00 Ft x 4.00 Ft

5pc Bathroom 12.25 Ft x 7.00 Ft

Other 14.33 Ft x 6.25 Ft

Recreational, Games room 19.25 Ft x 14.50 Ft

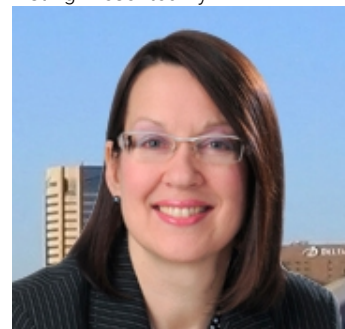
Bedroom 13.33 Ft x 12.67 Ft

Other 5.58 Ft x 5.00 Ft

3pc Bathroom 9.17 Ft x 5.00 Ft

Exercise room 12.17 Ft x 9.42 Ft

Listing Presented By:



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