



## 2035 32 Avenue Calgary Alberta

\$1,299,000

Welcome to Marda Loop, one of Calgary's most sought-after neighbourhoods! This exquisite modern home beautifully marries Nordic architectural inspiration with Mid-Century accents, offering a lifestyle waiting to be embraced. Situated steps away from Marda Loop's vibrant amenities, this home boasts an incredible location that enhances your daily living experience. Enjoy trendy shops, delightful cafes, and recreational spaces, all within walking distance, making urban living a breeze. Spanning almost 3000sqft (2,063 square feet above grade), this home features an open layout that maximizes natural light. The living room, adorned with floor-to-ceiling windows, arch details, and elegant white oak millwork, creates a warm atmosphere. A cozy fireplace adds comfort, perfect for relaxing evenings. The unique design positions the kitchen adjacent to the oversized south deck, enhancing your experience of breathtaking sunsets and creating a seamless indoor-outdoor vibe ideal for entertaining or quiet moments in your private outdoor oasis. The stunning kitchen is equipped with built-in KitchenAid appliances and a beautiful blend of tile and wood details. The bright, breezy color palette and large island make this space perfect for culinary creativity. Step outside through oversized patio doors to bask in the sun on your expansive deck, ideal for summer barbecues or morning coffee. The main level also features a unique den space with a glass door, providing a dedicated area for work or study, along with a well-designed mudroom and stylish powder room. Ascend to the upper level, where the master retreat awaits. This serene space features vaulted ceilings, large windows, and a romantic balcony for morning coffee or evening relaxation. The luxurious ensuite is a true sanctuary with dark matte stone tile, natural cabinetry, heated floors, a steam shower with jets, and a soaker tub--cr...

Primary Bedroom 3.73 M x 6.30 M  
 5pc Bathroom 2.84 M x 5.08 M  
 Other 2.59 M x 1.93 M  
 Laundry room 2.57 M x 1.68 M  
 4pc Bathroom .00 M x .00 M  
 Bedroom 3.02 M x 4.70 M  
 Bedroom 3.56 M x 3.33 M  
 Bedroom 3.41 M x 4.14 M

4pc Bathroom .00 M x .00 M  
 Bedroom 2.90 M x 3.51 M  
 Living room 4.17 M x 5.41 M  
 Dining room 4.17 M x 3.28 M  
 Kitchen 4.37 M x 5.49 M  
 2pc Bathroom .00 M x .00 M  
 Other 1.65 M x 3.25 M  
 Office 2.01 M x 1.88 M

Listing Presented By:



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