



## 2227 32 Avenue Calgary Alberta

\$1,074,900

Welcome to this exquisite infill in the vibrant heart of Marda Loop, where luxury living meets urban convenience. Immaculately maintained and beautifully designed, this home offers over 3,000 sq. ft. of thoughtfully developed living space with 4 bedrooms, 3.5 baths, and a contemporary aesthetic that blends elegance with functionality. From its custom features to its prime location, this home is the perfect combination of style, comfort, and walkability. As you step inside, you're greeted by a spacious dining area that flows seamlessly into the stunning kitchen. This chef-inspired space features an oversized island with bar seating, quartz countertops, a wood-paneled hood fan above the gas range, stainless steel appliances, and a built-in coffee bar complete with a beverage fridge. The south-facing living room is filled with natural light and offers the perfect spot to relax by the fireplace or entertain with ease. At the rear of the home, you'll find a spacious mudroom with built-in closets, cabinetry, a bench, and hooks, keeping everything organized. The tucked-away powder room adds an extra layer of privacy for guests. The upper floor boasts hardwood flooring and leads to a true retreat in the primary suite. Vaulted ceilings, a feature wall, and large windows set the tone, while dual walk-in custom closets and a flex desk area for makeup or morning coffee add thoughtful convenience. The spa-inspired ensuite offers a luxurious escape with a soaker tub, a spacious shower (steam-ready with a full-height tile and bench), and elegant finishes throughout. Two additional south-facing bedrooms and a dual-vanity main bath complete this level, making it ideal for families or guests. The fully developed lower level continues to impress with an entertainment room featuring a built-in wet bar, custom shelving, a 4th bedroom, and a 4-piece bathroom. This home also comes co...

Family room 18.83 Ft x 16.83 Ft

Furnace 20.67 Ft x 6.17 Ft

Recreational, Games room 14.67 Ft x 13.00 Ft

Bedroom 12.17 Ft x 10.00 Ft

4pc Bathroom 8.33 Ft x 5.00 Ft

Kitchen 17.67 Ft x 15.50 Ft

Other 11.83 Ft x 4.83 Ft

2pc Bathroom 6.50 Ft x 5.00 Ft

Laundry room 7.17 Ft x 5.67 Ft

Other 6.33 Ft x 5.50 Ft

Primary Bedroom 13.33 Ft x 13.00 Ft

Bedroom 10.83 Ft x 10.00 Ft

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Listing Presented By:



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(CENTRAL)**

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Dining room 14.17 Ft x 13.17 Ft

Living room 15.83 Ft x 13.17 Ft

Foyer 7.00 Ft x 6.67 Ft

Bedroom 11.50 Ft x 10.33 Ft

5pc Bathroom 10.00 Ft x 6.00 Ft

5pc Bathroom 15.17 Ft x 8.33 Ft