



# 2416 32 Street Calgary Alberta

\$1,224,900

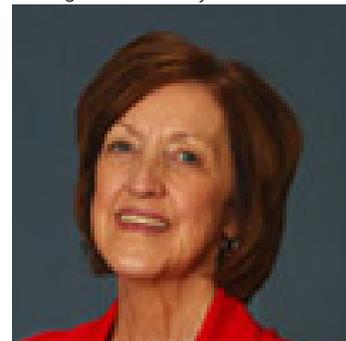
This is your opportunity to own a luxurious SEMI-DETACHED INFILL with a 2-BED LEGAL SUITE (subject to permits and approval by the city) in peaceful and sought-after Killarney! The open-concept layout of this 2-storey home is perfect for growing families or those looking for a great revenue opportunity with the fully private lower level. When you're looking for an inner-city home in Calgary, the community of Killarney should be at the top of your list! This ideal home is three blocks from convenient shopping and amenities along 17 Ave SW, and a couple more blocks up from Westbrook Mall and the Westbrook C-Train Station! There are many little shops and restaurants along 17th Ave, with Edworthy Park, the Shaganappi Golf Course, and the Killarney Aquatic and Rec Centre all within arms reach. At home during the day, work in the bright pocket office with a window and built-in desk on the main floor. Then, when it's time for dinner, the family can spread out in the spacious kitchen with the extra-large island with bar seating. Enjoy ceiling-height cabinets, quartz countertops, and a full-height tile backsplash that is sure to suit your style. A built-in pantry along one side of the kitchen provides lots of storage space alongside the upper cabinets and lower drawers. The dedicated dining room enjoys front yard views through oversized windows, while the bright living room is a welcoming hub, with direct access to the back deck through large sliding glass doors with a built-in gas fireplace and cabinetry. The rear mudroom features a bench and built-in closet, keeping everyone organized as they head in and out of the house, with a private and elegant 2-pc powder room off this space. Upstairs, the primary suite enjoys a vaulted ceiling and large walk-in closet with built-in shelving, while the ensuite features a bard door entrance, heated floors, a freestanding soaker tub, a ...

Primary Bedroom 13.42 Ft x 13.08 Ft  
 Other 8.33 Ft x 6.33 Ft  
 Bedroom 11.58 Ft x 10.92 Ft  
 Bedroom 10.83 Ft x 9.83 Ft  
 Laundry room 8.42 Ft x 5.83 Ft  
 4pc Bathroom 9.33 Ft x 4.92 Ft  
 5pc Bathroom 16.92 Ft x 8.42 Ft  
 Bedroom 10.83 Ft x 10.50 Ft  
 Bedroom 10.42 Ft x 9.92 Ft

Recreational, Games room 15.08 Ft x 10.17 Ft  
 Laundry room 5.83 Ft x 5.00 Ft  
 4pc Bathroom 9.92 Ft x 5.50 Ft  
 Furnace 10.08 Ft x 5.58 Ft  
 Living room 16.00 Ft x 14.25 Ft  
 Kitchen 16.67 Ft x 9.00 Ft  
 Dining room 12.58 Ft x 9.67 Ft  
 Office 5.50 Ft x 5.33 Ft  
 2pc Bathroom 5.33 Ft x 4.83 Ft

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Listing Presented By:



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CIR

REALTY

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Kitchen 10.75 Ft x 8.33 Ft