



## 2407 32 Street Calgary Alberta

\$949,900

Christmas came early! This is your chance to secure a meticulously maintained and well appointed luxury home in the Inner City - below replacement cost! Located in the sought after SW community of Killarney this 4 bedroom 3.5 bathroom home is as good as it gets. From the moment you step in to the bright and airy entryway, you'll be captivated by the impressive 10ft ceiling height and the luxurious hardwood flooring that spans the entire property. As you explore, French doors welcome you into the private front office or flex space, adorned with near floor-to-ceiling windows that flood the room with natural light. The heart of this family home is the modern kitchen, featuring custom German cabinetry, top-of-the-line panelled appliances, a gas stove top, built-in wall oven, and a pristine white quartz island. A spacious pantry provides ample storage, and the adjacent dining area flows seamlessly into the rear living room, warmed by a cozy gas fireplace and offering a picturesque view of the west-facing yard, complemented by coffered ceilings and a unique brick feature wall. Ascend the open riser staircase to discover the upper level, where the primary ensuite awaits with west-facing windows, a generous walk-in closet, a spa-style shower, and a luxurious soaker tub and of course heated floors! Designer fixtures, faucets, tiles, and accessories throughout showcase the residence's commitment to style and quality. The second floor also boasts a convenient laundry room, two well proportioned secondary rooms, and a second full bathroom. Venture to the fully finished basement, where a fourth bedroom, a complete 3-piece bathroom, a storage closet, and a spacious family room await. The piece de resistance is a spectacular bar area, featuring an island seating space and a wet bar equipped with an enclosed glass door wine cabinet, a beverage fridge, and smart home automation. St...

Family room 16.83 Ft x 14.83 Ft

Other 8.33 Ft x 8.08 Ft

Bedroom 12.67 Ft x 11.42 Ft

3pc Bathroom 8.08 Ft x 5.75 Ft

Kitchen 15.92 Ft x 8.08 Ft

Dining room 11.42 Ft x 10.00 Ft

Laundry room 6.58 Ft x 5.42 Ft

Den 10.17 Ft x 9.33 Ft

2pc Bathroom 4.92 Ft x 4.75 Ft

Primary Bedroom 12.75 Ft x 12.42 Ft

Bedroom 10.25 Ft x 10.08 Ft

Bedroom 13.25 Ft x 9.67 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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Living room 15.92 Ft x 14.25 Ft

Foyer 10.92 Ft x 6.00 Ft

4pc Bathroom 8.33 Ft x 5.00 Ft

5pc Bathroom 12.33 Ft x 10.25 Ft