



# 1716 32 Street Calgary Alberta

\$849,900

Welcome to this exquisite, high-end semi-detached home nestled in the vibrant community of Shaganappi, where modern sophistication meets unmatched convenience. Just steps from the Shaganappi Point C-Train station and mere minutes from downtown, this home is the perfect fusion of luxury and prime location. As you step inside, you'll be greeted by a meticulously designed layout, where the kitchen and living areas flow seamlessly together—ideal for both daily living and entertaining. The open-concept main floor, with its 9-foot ceilings, begins with a spacious foyer leading into a bright, sun-filled living room, complete with oversized windows and a custom fireplace. The chef-inspired kitchen is a true highlight, featuring built-in appliances, a gas range, a large center island, quartz countertops, and floor-to-ceiling cabinetry. Massive floor-to-ceiling glass windows connect to the rear deck, creating the ultimate indoor-outdoor living experience. Upstairs, the luxurious primary suite is a serene retreat, complete with an organization walk-in closet, a self-controlled in-floor heating ensuite bathroom, double vanities, and a skylight that bathes the space in natural moonlight. Two additional bedrooms, a 4-piece bathroom, and a convenient laundry room offer comfort and practicality for family or guests. Upgrade Heightened and Weighted Interior Doors perfectly fit the high ceilings on each floor. The basement offers a one-bedroom illegal suite with a modern kitchen and cozy living space, all warmed by in-floor heating. With high ceilings, this flexible space is perfect for extended family living or as a potential rental unit only need to open a separate side entrance for added privacy and income opportunity. In addition to its steps away from bustling shops, restaurants, and future community developments, ensuring even more walkable amenities in the near future, it's close...

Furnace 6.75 Ft x 9.92 Ft

4pc Bathroom 4.92 Ft x 8.25 Ft

Bedroom 14.42 Ft x 10.50 Ft

Furnace 4.58 Ft x 3.17 Ft

Other 4.58 Ft x 6.92 Ft

Kitchen 8.25 Ft x 13.83 Ft

Other 12.83 Ft x 16.08 Ft

Dining room 10.83 Ft x 14.50 Ft

Other 5.50 Ft x 6.75 Ft

Pantry 4.00 Ft x 6.75 Ft

4pc Bathroom 10.42 Ft x 4.92 Ft

Laundry room 5.58 Ft x 6.67 Ft

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Listing Presented By:



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Homecare Realty Ltd.

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca

Recreational, Games room 12.00 Ft x 19.42 Ft

2pc Bathroom 5.33 Ft x 5.08 Ft

Other 5.50 Ft x 8.58 Ft

Living room 14.50 Ft x 16.33 Ft

Bedroom 11.92 Ft x 9.83 Ft

Bedroom 9.67 Ft x 13.17 Ft

Other 5.08 Ft x 12.67 Ft