



# 1901 32 Avenue Calgary Alberta

\$1,059,000

LOCATION, LOCATION, LOCATION! This beautiful CUSTOM BUILT home is located within walking distance to the heart of Marda Loop! Enjoy everything this trendy neighbourhood has to offer without the need to drive. You will love the boutique restaurants, coffee shops, pubs, grocery stores and many more conveniently located shops and services. If the neighbourhood wasn't enough, you will be even more impressed with this CUSTOM home loaded with UPGRADES! From the moment you arrive at this home you will notice the attention to detail with an exposed walkway leading to the home with stucco and stone exterior. While entering the home you will pass through the upgraded front door and into the open concept floor plan. Everything in this home was upgraded and built to perfection including the engineered hardwood floors throughout the main and upper floors that will leave you speechless. No expense was spared with the centrally located CUSTOM KITCHEN built by Ateliers Jacob with a BUILT-IN LUXURY Miele appliance package that includes a GAS COOKTOP, CUSTOM BUILT-IN SEAMLESS REFRIGERATOR and FREEZER, CONVECTION WALL OVEN, SPEED OVEN, DISHWASHER, complete with a high powered Range hood. On each end of the kitchen, you have the large dining area and on the other end the living room with a gas fireplace. Finishing off the main you have a CUSTOM BUILT half bath that has toe kick lighting. Making your way to the upper level the CUSTOM BUILT open riser wood stairway with glass railing will guide you there. The primary bedroom is like your own personal spa that is finished with CUSTOM tiles and HEATED FLOORS, dual sinks, free standing tub, multi function shower and toe kick cabinet lighting. Your large primary also includes your own CUSTOM BUILT-IN closet system. On the upper floor you will also find 2 more well appointed rooms, a laundry room and another CUSTOM BUILT BATH...

3pc Bathroom .00 Ft x .00 Ft

5pc Bathroom Measurements not available

Bedroom 10.42 Ft x 10.50 Ft

Bedroom 10.42 Ft x 10.58 Ft

Primary Bedroom 14.42 Ft x 14.58 Ft

Bedroom 12.75 Ft x 11.92 Ft

Recreational, Games room 15.33 Ft x 16.67 Ft

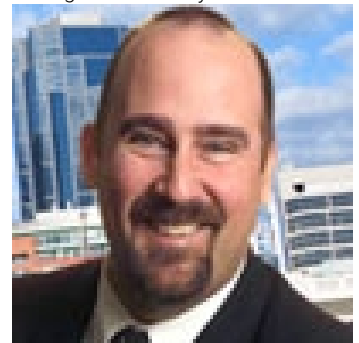
Storage 4.92 Ft x 9.50 Ft

Furnace 9.67 Ft x 8.00 Ft

Other 6.08 Ft x 7.58 Ft

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Listing Presented By:



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**RE/MAX Realty Professionals**

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

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

**Other** 5.50 Ft x 10.50 Ft

**Laundry room** 9.17 Ft x 9.42 Ft

**3pc Bathroom** Measurements not available

**Other** 8.00 Ft x 7.75 Ft

**2pc Bathroom** Measurements not available

**Dining room** 14.08 Ft x 10.33 Ft

**Kitchen** 15.92 Ft x 20.50 Ft

**Living room** 16.00 Ft x 15.25 Ft