



# 2034 32 Avenue Calgary Alberta

\$1,199,999

Quality, Modern Design and Location! Welcome to this absolutely gorgeous 2331 sqft Fully Finished Duplex just steps away from the shopping, restaurants and pathways of Marda Loop! Feels like brand new 3 storey home offers 4 levels of luxury living space. This home features 4 bedrooms, 3 full & 2 half baths, quartz countertops, gorgeous hardwood floors, upgraded stainless steel appliances, modern lighting and fixtures, glass stairwell and much more. The main floor offers 10' ceilings, dining room, great room w/fireplace & gourmet kitchen w/huge island. Large Master Suite w/ gas fireplace, 5 pc ensuite w/separate steam shower, in floor heat and walk in closet. 2 secondary bedrooms and a laundry room with 9' ceilings, complete the 2nd level. The 3rd level bonus room/loft has a wet bar, 2 pc bath and access to the large south facing terrace which offers mountain views. Basement is finished w/ media room, wet bar, 4th bedroom and 4 pc bath. Good sized rear deck, fully fenced back yard and double detached garage. No expenses spared with this build and everything still feels brand new. (id:6769)

- Bedroom 9.50 Ft x 13.42 Ft
- Bedroom 9.92 Ft x 10.92 Ft
- Laundry room 6.92 Ft x 6.75 Ft
- 4pc Bathroom .00 Ft x .00 Ft
- Primary Bedroom 12.92 Ft x 15.67 Ft
- 5pc Bathroom .00 Ft x .00 Ft
- Bonus Room 15.75 Ft x 21.58 Ft
- 2pc Bathroom .00 Ft x .00 Ft

- Bedroom 13.75 Ft x 11.42 Ft
- 4pc Bathroom .00 Ft x .00 Ft
- Recreational, Games room 15.67 Ft x 22.50 Ft
- 2pc Bathroom .00 Ft x .00 Ft
- Living room 13.92 Ft x 16.08 Ft
- Kitchen 13.08 Ft x 19.42 Ft
- Dining room 10.58 Ft x 13.75 Ft

Listing Presented By:



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EVOLVE REALTY

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**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,  
Phone: 403-259-4141  
darylcarlson@shaw.ca