

1, 1927 32 Street SW
Calgary, Alberta

MLS # A2174963



\$589,900

Division:	Killarney/Glengarry		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,260 sq.ft.	Age:	2008 (16 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Additional Parking, Alley Access, Assigned, Garage Door Opener, On Street,		
Lot Size:	-		
Lot Feat:	Back Lane, Fruit Trees/Shrub(s), Few Trees, Front Yard, Lawn, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 326
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	M-C1
Foundation:	Poured Concrete, Slab	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

This is a Built Green Home by Sarina. Located in the Fantastic Community of Killarney...Walk to Westbrook Mall, Killarney Pool, Great access to Pubs, Restaurants along 17th Ave & only Minutes to Downtown. Amazing features…Main floor has 9' ceilings, stained maple kitchen cabinets, granite counter tops, spacious centre island, STAINLESS STEEL APPLIANCES that includes a GAS RANGE, large walk-in pantry, pre-finished 3/4" stained maple floors throughout, 3 sided gas fireplace, half bathroom, large living room in an open concept main floor and built in office space. Upper level is a dual master plan that features two large bedroom's with luxurious en-suites, granite counters, custom tiled shower, Huge Walk-in Closet with CUSTOM BUILT CABINERY and an abundance of natural light. Completing the second floor is a second bedroom with its own 4-piece en-suite & upstairs laundry for your convenience . BASEMENT is Fully Finished with 9' Ceilings, Media Room, 3rd Bedroom plus a full 4-piece bathroom and plenty of storage. Exterior of the home boasts mature trees, a large front deck with gas line for your BBQ and a single stall GARAGE with room for storage. This is a great opportunity for first time home owners, investors or if your looking to downsize!