

2201 32 Street SW  
Calgary, Alberta

MLS # A2252018

\$815,000

|           |                        |        |                  |
|-----------|------------------------|--------|------------------|
| Division: | Killarney/Glengarry    |        |                  |
| Type:     | Residential/Four Plex  |        |                  |
| Style:    | 3 (or more) Storey     |        |                  |
| Size:     | 1,683 sq.ft.           | Age:   | 2025 (0 yrs old) |
| Beds:     | 4                      | Baths: | 4 full / 1 half  |
| Garage:   | Single Garage Detached |        |                  |
| Lot Size: | 0.00 Acre              |        |                  |
| Lot Feat: | Landscaped             |        |                  |

|             |                                                                                                         |            |      |
|-------------|---------------------------------------------------------------------------------------------------------|------------|------|
| Heating:    | Fireplace(s), Forced Air                                                                                | Water:     | -    |
| Floors:     | Carpet, Tile, Vinyl Plank                                                                               | Sewer:     | -    |
| Roof:       | Asphalt Shingle                                                                                         | Condo Fee: | -    |
| Basement:   | Finished, Full                                                                                          | LLD:       | -    |
| Exterior:   | Concrete, Wood Frame, Wood Siding                                                                       | Zoning:    | RC-G |
| Foundation: | Poured Concrete                                                                                         | Utilities: | -    |
| Features:   | Built-in Features, Closet Organizers, Double Vanity, Open Floorplan, Quartz Counters, Recessed Lighting |            |      |

Inclusions: N/A

NOW SELLING &ndash; 3 STORY LUXURY TOWNHOMES | 4 UNITS AVAILABLE | UNDER CONSTRUCTION IN KILLARNEY! Proudly built by Mainstream Developments, these stunning three-storey townhomes offer the perfect blend of luxury, function, and location. Situated on a quiet, tree-lined street in the highly desirable inner-city community of Killarney, each unit features 3 above grade levels, a fully finished basement, rooftop patio, and over 2,200 sq ft of developed living space. The open-concept main floor showcases modern finishes including wide luxury vinyl plank flooring, a gas fireplace, and a chef-inspired kitchen with quartz countertops, full height kitchen cabinets and a gas stove. On the second floor, you'll find two spacious bedrooms, each with its own full bathroom, custom closets plus a full laundry area. The third floor is dedicated to a luxurious primary suite, complete with a large walk-in closet, a spa-like ensuite, and access to your private rooftop patio&mdash;perfect for entertaining or unwinding with city views. The basement comes fully finished with a spacious Rec Room, a Wet Bar perfect for entertaining, a large bedroom and a full 3pc bathroom. With construction well underway, this is your opportunity to secure a brand-new luxury townhome in one of Calgary's most sought-after neighbourhoods. Perfectly situated steps away from parks, schools and more. For leisure the Shagnappi Golf Course, Killarney Rec Centre and 17th Avenue's dining & shopping scene is just minutes from your door! Presales available now&mdash;don't miss out! \*Interior photos are for illustration purposes only, finishes may vary.