



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

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1617 32 Avenue SW
Calgary, Alberta

MLS # A2200848



\$1,519,000

| | | | |
|-------------|--|------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Built-in Features, Closet Organizers, Double Vanity, Dry Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s) | | |
| Inclusions: | None | | |

This stylish and spacious duplex at 1617 32 Ave SW offers modern living in the heart of South Calgary, directly across from a park. The open-concept main floor features high ceilings, a gas fireplace in the living room, a mudroom, a powder room, and brand-new appliances in the kitchen. Upstairs, you'll find two bedrooms, a primary suite, and a laundry area, while the top loft level boasts a bonus room, an additional bedroom, an ensuite bathroom, and a walk-in closet. The finished basement adds even more space with a gym, a media center, a bedroom, and a bathroom. Outside, the back deck is perfect for entertaining, and the prime location offers easy access to nearby parks, schools, shops, and more. With its thoughtful layout and incredible amenities, this home is an excellent choice for those seeking comfort, style, and convenience in South Calgary. Photos of this listing are from a similar unit. While the layout and finishes are essentially the same, minor differences may exist. Layout images are of this unit.