

\$2,300,000 - 1035 32 Avenue Sw, Calgary

MLS® #A2213185

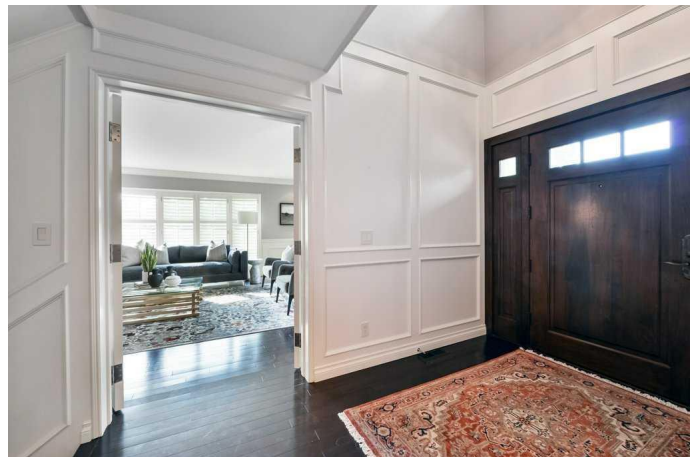
\$2,300,000

4 Bedroom, 4.00 Bathroom, 3,442 sqft

Residential on 0.13 Acres

Elbow Park, Calgary, Alberta

Open House Sun. Sept. 14th 1:30-3:30 p.m.
Welcome to this exquisite 2 storey home In UPPER ELBOW PARK. Offering a total of 4600 sq.â€™™ of refined living space, this residence blends timeless traditional warmth with elegant transitional styling. From the moment you step into the spacious Entryway with its soaring double height, you are greeted with rich dark hardwood floors, soft cream walls and flat-painted ceilings that create a serene & sophisticated ambience throughout. The heart of the home is the gourmet Kitchen, featuring high-end appliances, a generous breakfast bar Island and substantial Walk-In Pantry. Perfect for everyday living as well as entertaining! Opening seamlessly to the inviting Family Room where the wood burning fireplace anchors the space, there are patio doors bringing in natural light and leading to the SOUTH facing Deck. The light-filled Living Room, spacious enough for a grand piano, sets the stage for elegant gatherings and adjoins the generously sized Dining Room. Main floor also includes a discreetly located Powder Room + private Den/Office with custom Built Ins + French doors. Of special note is the abundance of wall space for art. Upstairs, which also showcases hardwood flooring, the RARE 4 Bedroom layout includes a luxuriously large Primary Suite, with spa inspired En-Suite + Walk-In Dressing Room. 3 additional Bedrooms, well-appointed Family Bath as well as loads of Storage/Closets, complete this floor. Delightfully developed



Lower Level showcases an attractive Recreation + Games Room complete with Wet Bar, Gas Fireplace + Custom Built Ins. A versatile Gym space, which could easily become a 5th bedroom, along with a Full Bath, Laundry + Big Storage Room, add to this home's incredible functionality. Professionally landscaped SOUTH yard, with irrigation, perennial beds, ambient lighting + fencing, has a terrific deck with multiple gas outlets built in for Fire table, BBQ + Heaters. OVERSIZED, Double, ATTACHED garage boasts epoxy flooring + built in storage shelving. This exceptional property offers a lifestyle of comfort, elegance + versatility. Situated within an EASY STROLL to William Reid, Elbow Park, Western Canada + Rideau Schools & the Glencoe Club- this is an opportunity you do not want to miss out on!

Built in 1980

Essential Information

MLS® #	A2213185
Price	\$2,300,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,442
Acres	0.13
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	1035 32 Avenue Sw
Subdivision	Elbow Park

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 1V5

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Faces Front
# of Garages	2

Interior

Interior Features	Closet Organizers, Kitchen Island, No Smoking Home, Vaulted Ceiling(s), Walk-In Closet(s), Breakfast Bar, Built-in Features, Stone Counters, French Door, Granite Counters, Pantry, Recessed Lighting, Storage, Wet Bar
Appliances	Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Microwave, Refrigerator, Washer, Window Coverings, Bar Fridge, Garburator, Wine Refrigerator, Water Softener
Heating	Forced Air, Natural Gas
Cooling	Central Air, Partial
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Wood Burning, Gas Starter, Insert
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard, BBQ gas line, Garden, Lighting, Rain Gutters
Lot Description	Back Yard, Corner Lot, Landscaped, Garden, Underground Sprinklers, Yard Lights
Roof	Cedar Shake
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 11th, 2025
Days on Market	3
Zoning	R-CG

Listing Details

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