

# \$1,499,900 - 525 32 Street Nw, Calgary

MLS® #A2226469

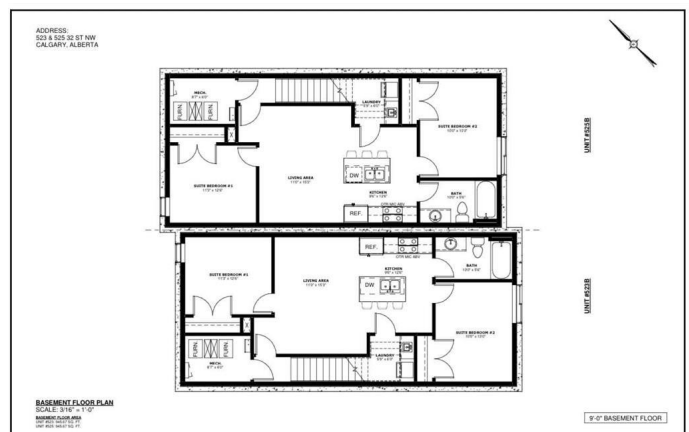
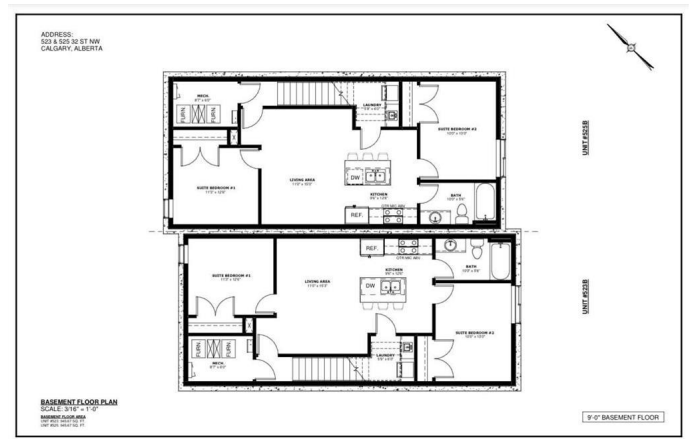
**\$1,499,900**

6 Bedroom, 4.00 Bathroom, 2,684 sqft

Residential on 0.07 Acres

Parkdale, Calgary, Alberta

Situated just steps from the river in Parkdale, one of Calgary's most desirable central communities, this striking modern residence offers just under 2700 sq ft of masterfully designed living space across the three upper levels, with another 945 sq ft below grade. The main floor welcomes you (under flat painted ceilings on all levels) with a spacious dining area off the entry; flowing seamlessly into a designer kitchen, featuring a showstopping 10-foot quartz island and sleek modern finishes. At the rear of the main, a bright and airy living room with a contemporary gas fireplace opens with sliders to the west facing backyard expanding onto a vinyl deck with glass railings. A mudroom, tucked-away powder room, and main floor office with a glass door, complete this gorgeous space. The second floor offers a true primary retreat with a massive ensuite featuring heated floors, and walk-in closet, alongside two additional bedrooms—each with their own walk-in closet—a full bathroom, and a well-appointed laundry area. The upper loft level is a standout feature; with a second primary bedroom, full ensuite (again with heated floors), a steam shower, dual walk-in closets, a versatile bonus area, and both front and rear balconies, offering stunning outdoor escapes. A fully legal basement suite adds even more flexibility, complete with two bedrooms, shared living area, and a full kitchen—ideal for guests, rental income, or multigenerational living. With no shortage of bedrooms or closet space, this



home is as functional as it is beautiful. Additional highlights include; a roughed-in security system, roughed-in air conditioning, a roughed-in vacuum system, exposed aggregate steps and sidewalks, full landscaping, and an unbeatable location. Surrounded by nature, amenities, parks, pathways, cafes, the Bow River, and everything inner-city Calgary has to offer, this is not one to miss!!

Built in 2025

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2226469               |
| Price          | \$1,499,900            |
| Bedrooms       | 6                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,684                  |
| Acres          | 0.07                   |
| Year Built     | 2025                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | Side by Side, 3 Storey |
| Status         | Active                 |

**Community Information**

|             |                  |
|-------------|------------------|
| Address     | 525 32 Street Nw |
| Subdivision | Parkdale         |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2N2V8           |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |

# of Garages 2

## Interior

Interior Features See Remarks

Appliances Dishwasher, Microwave, Range Hood, Refrigerator, Bar Fridge, Dryer, Gas Cooktop, Washer

Heating Forced Air, Natural Gas

Cooling Rough-In

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Full, Suite

## Exterior

Exterior Features Balcony

Lot Description See Remarks

Roof Asphalt Shingle, Flat Torch Membrane

Construction Wood Frame, See Remarks

Foundation Poured Concrete

## Additional Information

Date Listed June 1st, 2025

Days on Market 105

Zoning R-CG

## Listing Details

Listing Office The Real Estate District

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.