



\$ 1,848,900.00

## 2016 32 AVENUE SW CALGARY

<https://paulbrinton.com>

OPEN HOUSE - SATURDAY, NOVEMBER 27TH  
BETWEEN 1-4PM.....This luxurious contemporary 3  
storey home was designed by Ed Gallagher with  
families & entertaining in mind, featuring over 4,467  
sq. ft of developed living space and a total of 4  
bedrooms. The main floor showcases a grand foyer  
with stunning stainless steel...

- 4 beds
- 5 baths
- Detached
- Residential
- Active

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## BASIC FACTS

**Style:** 3 Storey

**MLS ® #:** A1139459

**Type:** Detached

**Bedrooms:** 4

**Baths Half:** 1

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Not a Condo

**Post Updated:** 2021-11-27 16:30:16

**Bathrooms:** 5

**Bedrooms Above Grade:** 3

**Date added:** 09/10/21

**Two Piece Bath:** 1

**Lot size:** 4693 sq ft

**Year built:** 2012

**Parking:** Triple Garage Detached

## PROPERTY FEATURES

**Garage YN:** Yes

**Fireplace:** 2

**Fireplace Features:** Gas

**Exterior Features:** Private Yard

**District:** CAL Zone CC

**Interior Features:** Bar, Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, French Door, Open Floorplan, Recessed Lighting, Smart Home, Walk-In Closet(s), Wet Bar

**Roof Type:** See Remarks

**Total Parking:** 3

**Flooring:** Hardwood, Tile

**Community Features:** Park, Schools Nearby, Playground, Pool, Sidewalks, Street Lights, Shopping Nearby

**Fencing:** Fenced

**Cooling:** Central Air

**Lot Features:** Back Lane, Back Yard, Low Maintenance Landscape, Landscaped, Private, Rectangular Lot, Treed

**Heating Type:** In Floor, Fireplace(s), Forced Air



## PROPERTY INFORMATION

**Basement:** Finished, Full

**Laundry features:** In Basement

**Transaction Type:** For Sale

**Title Land:** Fee Simple

**Rooms Above Grade:** 10

**Suite:** No

**Frontage Metres:** 11.42M 37`6"

**Living Area SF:** 3128.00

**Structure Type:** House

**Restrictions:** None Known

**Levels:** Three Or More

**Zoning:** R-C2

**List Price Square Foot:** \$ 591.08

**Photo Count:** 45

**Construction Materials:** Composite Siding,Stone,Wood Frame

**Foundation:** Poured Concrete

**Appliances:** Built-In Gas Range,Dishwasher,Dryer,Freezer,Garage Control(s),Garburator,Range Hood,Refrigerator,Washer,Window Coverings

**Subdivision Name:** South Calgary

**Lot Size Acres:** 0.11

