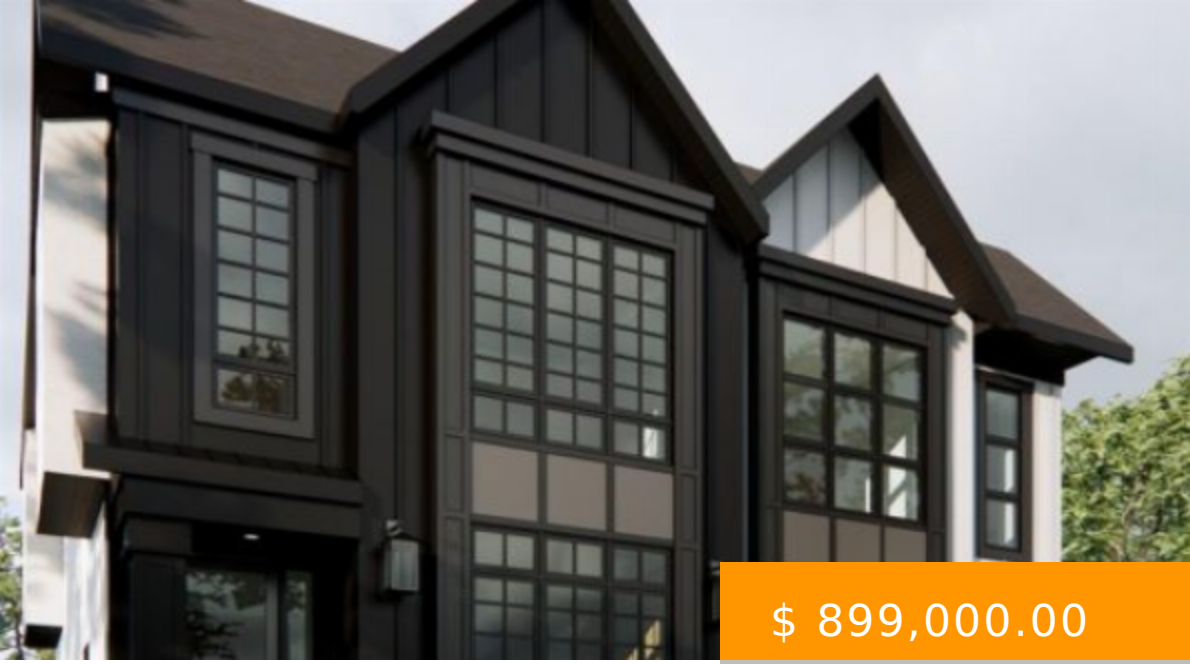


$ 899,000.00

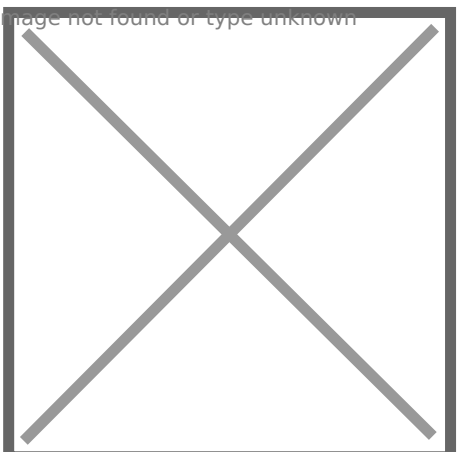
# 2811 32 STREET SW CALGARY

https://paulbrinton.com

- 4 beds
- 4 baths
- Semi Detached
- Residential
- Active

A combination of Elegance and World class with this modern farm house designed by John Trinh & Associates & built by an expert Infill builder, A Home Making Company. Brand New Modern Farmhouse in the heart of Killarney, you're welcomed into a quiet cul-de-sac with a west facing backyard. Finding...

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## BASIC FACTS

**Style:** 2 Storey, Side by Side

**MLS ® #:** A1147009

**Type:** Semi Detached

**Bedrooms:** 4

**Baths Half:** 1

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Not a Condo

**Post Updated:** 2021-10-01 19:17:38

**Bathrooms:** 4

**Bedrooms Above Grade:** 3

**Date added:** 09/14/21

**Two Piece Bath:** 1

**Lot size:** 5996 sq ft

**Year built:** 2022

**Parking:** Single Garage Detached

## PROPERTY FEATURES

**Garage YN:** Yes

**Fireplace:** 1

**Fireplace Features:** Gas,Living Room

**Exterior Features:** Other,Private Yard

**District:** CAL Zone CC

**Interior Features:** Bar,Built-in Features,Closet Organizers,Double Vanity,High Ceilings,Jetted Tub,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,See Remarks,Storage,Sump Pump(s),Suspended Ceiling,Tankless Hot Water,Walk-In Closet(s),Wet Bar

**Roof Type:** Asphalt Shingle

**Total Parking:** 2

**Flooring:** Carpet,Hardwood,Tile

**Community Features:** Golf,Park,Schools Nearby,Shopping Nearby

**Fencing:** Partial

**Cooling:** Sep. HVAC Units

**Lot Features:** Back Lane

**Heating Type:** Forced Air,Natural Gas

## PROPERTY INFORMATION

**Basement:** Finished, Full

**Levels:** Two

**Laundry features:** Upper Level

**Zoning:** DC (pre 1P2007)

**Transaction Type:** For Sale

**List Price Square Foot:** $ 499.72

**Title Land:** Fee Simple

**Photo Count:** 19

**Rooms Above Grade:** 6

**Unit Exposure:** W

**Construction Materials:** Stucco,Vinyl Siding

**Suite:** No

**Foundation:** Poured Concrete

**Frontage Metres:** 15.23M 50`0"

**Appliances:** Dishwasher,Garage Control(s),Gas Cooktop,Humidifier,Microwave,Oven-Built-In,Range Hood,Refrigerator,Washer/Dryer,Wine Refrigerator

**Living Area SF:** 1799.00

**Subdivision Name:** Killarney/Glengarry

**Structure Type:** Duplex

**Lot Size Acres:** 0.14

**Restrictions:** None Known