



\$ 879,000.00

## 2816 32 STREET SW CALGARY

<https://paulbrinton.com>

"AMAZING WALK-OUT BASEMENT ON A CUL-DE-...Welcome to this Brand-New Home move-in ready semi-detached home situated on one of only two cul-de-sacs in Killarney / Glengarry. This home is exceptional with a rare WALKOUT basement perfect for the growing family or the home with older family members. The 3+1 bedroom home...

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

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## BASIC FACTS

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

**MLS ® #:** A1144640

**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:** 2021-12-01 19:45:13

**Bathrooms:** 4

**Bedrooms Above Grade:** 3

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

**Two Piece Bath:** 1

**Lot size:** 5673 sq ft

**Year built:** 2021

**Parking:** Double Garage Detached

## PROPERTY FEATURES

**Garage YN:** Yes

**Fireplace:** 1

**Fireplace Features:** Gas, Living Room, Mantle, Tile

**Exterior Features:** None

**District:** CAL Zone CC

**Interior Features:** Breakfast Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)

**Roof Type:** Asphalt Shingle

**Total Parking:** 2

**Flooring:** Carpet, Hardwood, Tile

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

**Fencing:** Fenced

**Cooling:** None

**Lot Features:** Back Lane, Back Yard, Cul-De-Sac, Low Maintenance Landscape, Level

**Heating Type:** Fireplace(s), Forced Air, Natural Gas



## PROPERTY INFORMATION

**Basement:** Finished, Walk-Out

**Laundry features:** Laundry Room, Upper Level

**Transaction Type:** For Sale

**Photo Count:** 49

**Unit Exposure:** W

**Suite:** No

**Frontage Metres:** 15.93M 52`3"

**Living Area SF:** 1834.00

**Structure Type:** Duplex

**Restrictions:** None Known

**Levels:** Two

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

**List Price Square Foot:** \$ 508.45

**Rooms Above Grade:** 8

**Construction Materials:** Stucco, Wood Frame

**Foundation:** Poured Concrete

**Appliances:** Dishwasher, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator

**Subdivision Name:** Killarney/Glengarry

**Lot Size Acres:** 0.13

