

# \$625,000 - 2, 1718 32 Street Sw, Calgary

MLS® #A2240743

**\$625,000**

3 Bedroom, 4.00 Bathroom, 1,305 sqft

Residential on 0.00 Acres

Shaganappi, Calgary, Alberta

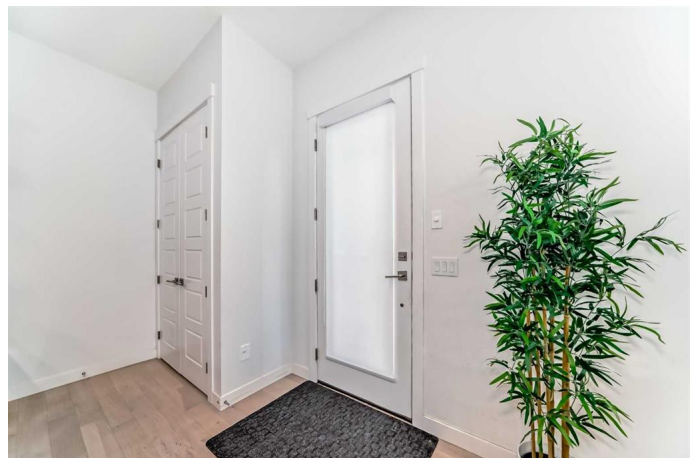
Where Luxury Meets Lifestyle. Step into refined living with this beautifully designed townhome, ideally located just a 5-minute walk to the LRT in a peaceful inner-city setting. This bright and spacious 3-bedroom home is packed with upscale features, including soaring 10-foot ceilings, an open-riser staircase with elegant glass railing, a sleek slimline fireplace, wide-plank engineered hardwood floors, and custom wood cabinetry accented with gold hardware. The chef-inspired kitchen boasts quartz countertops and premium stainless-steel appliances. Thoughtful design continues upstairs with a luxurious primary suite featuring a 5-piece ensuite complete with heated floors, a dual vanity with built-in makeup desk, a deep soaker tub, and a rainfall shower. A second bedroom with its own ensuite and a convenient laundry area complete the upper level. The fully finished basement offers a generous rec room with a wet bar, additional storage, and a third bedroom with a full 4-piece bath—perfect for guests or a home office. Enjoy your own private, pet-friendly yard and an attached single garage, all just steps from vibrant 17th Avenue.

Built in 2019

## Essential Information

MLS® #

A2240743



|                |               |
|----------------|---------------|
| Price          | \$625,000     |
| Bedrooms       | 3             |
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,305         |
| Acres          | 0.00          |
| Year Built     | 2019          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 2, 1718 32 Street Sw |
| Subdivision | Shaganappi           |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3C 1N5              |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 1                      |
| Parking        | Single Garage Detached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Built-in Features, Closet Organizers, Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Recessed Lighting, Wet Bar |
| Appliances        | Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Oven-Built-In                                                |
| Heating           | Forced Air                                                                                                                                                 |
| Cooling           | None                                                                                                                                                       |
| Fireplace         | Yes                                                                                                                                                        |
| # of Fireplaces   | 1                                                                                                                                                          |
| Fireplaces        | Gas                                                                                                                                                        |
| Has Basement      | Yes                                                                                                                                                        |

|                   |                    |
|-------------------|--------------------|
| Basement          | Finished, Full     |
| <b>Exterior</b>   |                    |
| Exterior Features | Private Entrance   |
| Lot Description   | Back Lane          |
| Roof              | Asphalt Shingle    |
| Construction      | Stucco, Wood Frame |
| Foundation        | Poured Concrete    |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 18th, 2025 |
| Days on Market | 67              |
| Zoning         | M-C1            |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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