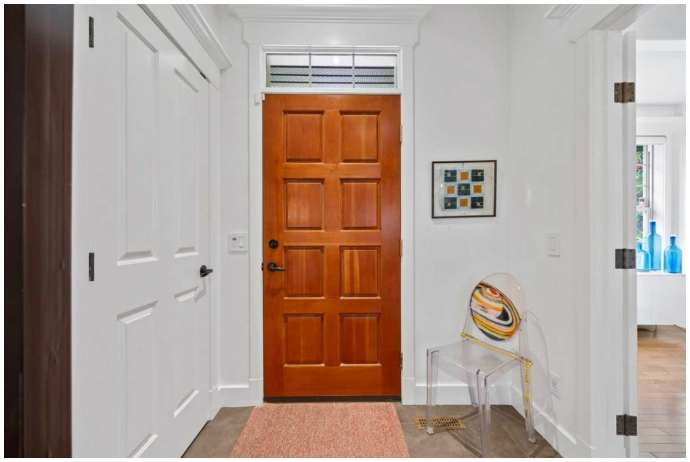
$875,000 - 1721 32 Avenue Sw, Calgary

MLS® #A2250626

$875,000
4 Bedroom, 4.00 Bathroom, 1,863 sqft
Residential on 0.07 Acres



South Calgary, Calgary, Alberta

This beautiful attached home in the heart of Marda Loop impresses from the moment you arrive, with outstanding curb appeal and a sunny south-facing backyard. Inside, quality and thoughtful design are showcased across more than 2,700 sq ft of finished living space.

The main floor offers a welcoming open-concept layout highlighted by rich real hardwood flooring and a striking custom curved staircase. A versatile front dining room or office with French doors sets the tone, while the gourmet kitchen is truly the heart of the homeâ€”featuring a large granite island, stylish cabinetry, and high-end appliances including a Bosch dishwasher and Whirlpool fridge (both just one year old), along with a Whirlpool gas stove. The adjoining living room, anchored by a cozy gas fireplace, creates the perfect space for gathering and entertaining, while motorized Hunter-Douglas Duet blinds on the main floor add both style and function.

Upstairs, the spacious primary retreat feels like a private sanctuary with a walk-in closet and spa-inspired ensuite complete with double vanities, a soaker tub, and the comfort of in-floor heat. Two additional bedrooms, a full family bath, and convenient upstairs laundry complete this level. The fully developed lower level, also with in-floor heat, offers a large recreation room ideal for movie nights, a generous fourth bedroom, and a full bathâ€”perfect for guests.

Outside, the fully fenced and landscaped yard with a deck is ideal for summer entertaining, while the double detached garage adds privacy and creates an inviting outdoor living area. This home also includes valuable upgrades such as a Telus monitored home security system, water softener, high-efficiency furnace and 60-gallon hot water tank (both regularly serviced), central vacuum, basement hot water heating, and a Whirlpool microwave/hood fan.
All of this is offered in one of Calgaryâ€™s most desirable locationsâ€”just steps from shops, restaurants, schools, playgrounds, parks, the public pool, and the library, with easy access to River Park, Sandy Beach, and a quick 10-minute commute downtown.

Built in 2005

Essential Information

MLS® #	A2250626
Price	$875,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,863
Acres	0.07
Year Built	2005
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	1721 32 Avenue Sw
Subdivision	South Calgary
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2T 1W1

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Chandelier, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Skylight(s), Vaulted Ceiling(s)
Appliances	Dishwasher, Garage Control(s), Gas Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Yard, Front Yard, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Cedar, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 22nd, 2025
Days on Market	23
Zoning	R-CG

Listing Details

Listing Office	eXp Realty

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.