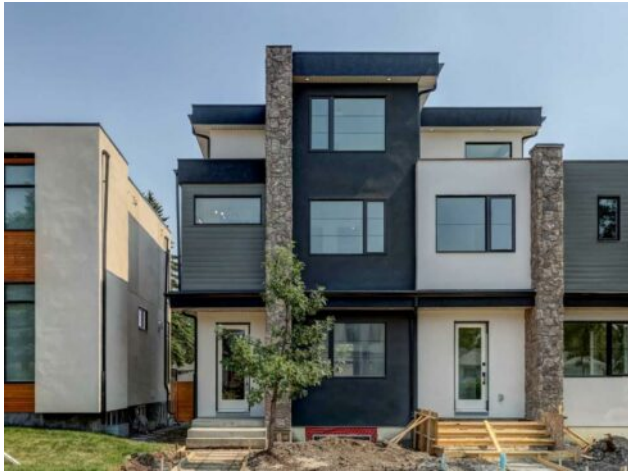


780-380-6207
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912 32 Street NW
Calgary, Alberta

MLS # A2170706



\$999,999

Division:	Parkdale		
Type:	Residential/Duplex		
Style:	3 Storey, Side by Side		
Size:	1,897 sq.ft.	Age:	2024 (1 yrs old)
Beds:	4	Baths:	4
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Cul-De-Sac, Low Maintenance Landscape, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Vinyl, Membrane	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, ICFs (Insulated Concrete Forms), Metal Siding, Stone, Wood Framing	Zoning:	R-C2
Foundation:	ICF Block, Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Quartz Counters, Soaking Tub, Sump Pump(s), Vinyl Windows, Wired for Data		
Inclusions:	n/a		

Welcome to Parkdale! EXECUTIVE LIVING! Glorious Four bedroom, THREE STOREY home! Comes with all the bells and whistles, including a roof top patio that overlooks downtown Calgary! Nothing was spared when constructing this Magnificent Home! Starting with a full ICF foundation, followed by upgrades and extras galore! Three full floors and all staircases complete with engineered hardwood. Move downstairs to fully finished basement that includes one bedrooms, living area and four piece bath. Vinyl plank & Ceramic tile flooring in the basement. No Carpet House! The Chef's kitchen includes high end imported appliances only. Panelled, built in fridge, built in gas stove, wall oven, oversized kitchen quartz island, second bar area / prep island, built in pantry, and the list goes on and on. Retreat to the second level with two primary bedrooms that both offer large walk in closet ensuite areas. Large bedroom and four piece ensuite with living area and balcony located on third storey. Laundry area finishes off the second floor nicely. Upgraded fixtures, automatic lighting, under cabinet and island lighting, closet organizers throughout, mud room built ins, foyer area, fireplace in the main floor family area, double detached garage, private rear deck, fully landscaped, upgraded exterior stone, metal siding and stucco system. What have i left out? Oh yes, third floor retreat / loft area that walks out onto private roof top patio area, that include views on top of views! top of views! Premier inner city neighbourhood! Steps from Foothills Hospital, bus routes and all amenities! Call you favorite Realtor or message to view! Quality craftsmanship and PRICED TO SELL! Come check out this beautiful home before it is gone. Call you favorite Realtor to view.