

# \$949,900 - 912 32 Street Nw, Calgary

MLS® #A2197595

**\$949,900**

3 Bedroom, 5.00 Bathroom, 1,897 sqft  
Residential on 0.05 Acres

Parkdale, Calgary, Alberta

WELCOME TO PARKDALE! EXECUTIVE  
LIVING AT ITS FINEST!

This glorious, brand-new three-story home in the heart of Parkdale is the epitome of luxury and modern design. Built with all the bells and whistles, this four-bedroom, five-bathroom masterpiece offers unparalleled craftsmanship and premium finishes throughout.

From the moment you arrive, you'll notice the full ICF foundation providing superior insulation and durability. The engineered hardwood flooring flows seamlessly across all three levels and staircases—no carpet in this home!

Step inside the main floor, where a bright and spacious layout welcomes you. The chef's dream kitchen is packed with high-end imported appliances, a panelled built-in fridge, built-in gas stove, wall oven, and an oversized quartz island. The second bar/prep island and built-in pantry make entertaining effortless. The cozy living area is complete with a sleek feature wall fireplace, creating a warm and inviting ambiance.

On the second level, retreat to two primary bedrooms, both featuring large walk-in closets and spa-like ensuites both with heated floors. A laundry area adds to the convenience of this well-thought-out floor plan.



The third level is an incredible private retreat with an additional bedroom, four-piece ensuite, living area, and balcony. But the real showstopper? The rooftop patio—a rare find in inner-city living—offering breathtaking views of downtown Calgary.

The fully finished basement is designed for additional comfort and flexibility, featuring vinyl plank and ceramic tile flooring, a spacious den which can create a cozy office space off the lower living entertainment room, and four-piece bath—perfect for guests or extended family.

Additional high-end upgrades include:

- Upgraded fixtures and automatic lighting
- Under-cabinet and island lighting
- Closet organizers throughout
- Built-in mudroom and foyer storage
- Double detached garage
- Private rear deck and fully landscaped yard
- Premium exterior with stone, metal siding, and stucco

Nestled in one of Calgary's premier inner-city neighborhoods, this home is just steps from Foothills Hospital, bus routes, river pathways, and all major amenities.

Built in 2023

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2197595  |
| Price          | \$949,900 |
| Bedrooms       | 3         |
| Bathrooms      | 5.00      |
| Full Baths     | 4         |
| Half Baths     | 1         |
| Square Footage | 1,897     |
| Acres          | 0.05      |

|            |                        |
|------------|------------------------|
| Year Built | 2023                   |
| Type       | Residential            |
| Sub-Type   | Semi Detached          |
| Style      | Side by Side, 3 Storey |
| Status     | Active                 |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 912 32 Street Nw |
| Subdivision | Parkdale         |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2N 2W2          |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows, Walk-In Closet(s), Soaking Tub, Wired for Data |
| Appliances        | Built-In Oven, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Gas Water Heater  |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | Rough-In  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Electric, Family Room   |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | BBQ gas line  |
| Lot Description   | Back Lane, Back Yard, Cul-De-Sac, Front Yard, Landscaped, Low Maintenance Landscape |
| Roof              | Membrane, Vinyl   |
| Construction      | Concrete, Stone, Wood Frame, ICFs (Insulated Concrete Forms), Metal Siding          |

Foundation            Poured Concrete, ICF Block

### **Additional Information**

Date Listed            March 3rd, 2025

Days on Market      38

Zoning                 R-CG

### **Listing Details**

Listing Office         CIR Realty

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