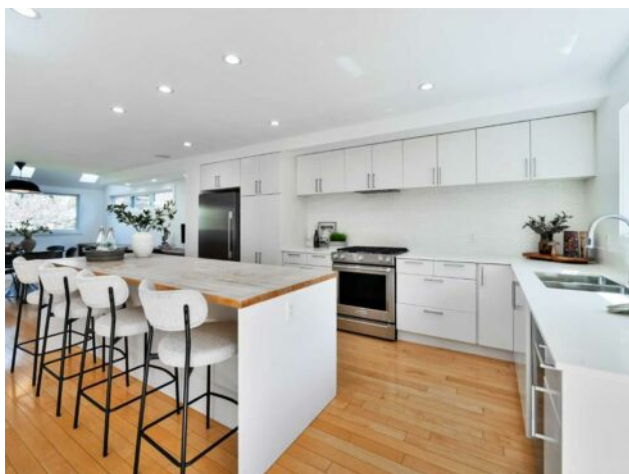


1933 32 Avenue SW
Calgary, Alberta

MLS # A2208258



\$999,000

| | | | |
|------------------|--------------------------------------|---------------|-------------------|
| Division: | South Calgary | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,673 sq.ft. | Age: | 1953 (72 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Alley Access, Single Garage Detached | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | Back Lane, Back Yard | | |

| | | | |
|--------------------|--------------------------------|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Metal, See Remarks | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Cedar, See Remarks, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Breakfast Bar, Built-in Features, Ceiling Fan(s), High Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, See Remarks, Skylight(s), Storage, Vaulted Ceiling(s), Wired for Sound

Inclusions: Hood Fan

Open House Sat April 26th 2:30-4:00PM Welcome to 1933 32 Avenue SW — a one-of-a-kind inner-city masterpiece where timeless design meets modern living in the heart of vibrant Marda Loop! Completely rebuilt and professionally renovated by Rectangle Design in 2012, this stunning 4-bedroom, 3.5-bathroom detached home sits proudly on a rare 37.5' x 125' lot — offering over 2,400 sq ft of stylish, functional, and light-filled living space across three beautifully finished levels. From the moment you arrive, this home steals the show with its rich cedar-clad exterior, tree-lined street, and undeniable curb appeal. Inside, the attention to detail is everywhere — soaring slanted ceilings, warm solid maple hardwood floors, custom cedar design elements, and an abundance of natural light pouring in through skylights and expansive south-facing windows. Designed for everyday living and elevated entertaining, the bright, minimalist-inspired kitchen is the heart of the home — featuring sleek quartz & maple countertops, built-in pantry, hidden storage throughout, stainless-steel appliances, and seamless flow into a cozy yet sophisticated living space. A stunning European Stucco wood-burning fireplace adds warmth and character, while built-in speakers enhance the ambiance throughout. A magnificent mudroom connects the front and side entrances — offering a practical and stylish space to keep coats, shoes, bags, and daily essentials all in one convenient spot. Step outside to your private, sunny south-facing backyard — perfect for relaxing summer evenings, BBQs, or letting kids play freely in this larger-than-average inner-city yard. Upstairs, the vibe continues with 3 spacious bedrooms including a primary retreat complete with dramatic slanted wood ceilings, custom built-ins, and a sleek ensuite. The fully finished lower level adds

incredible flexibility with a 4th bedroom (or oversized rec room with sliding wall), a full bath, a media/family room, laundry, and loads of cleverly hidden storage. And it doesn't stop there — recent updates and upgrades include: New Furnace (2022), Central A/C (2022), Range (2023), Power installed for Level 2 EV Charger in detached garage. This is a rare chance to own an architectural beauty that perfectly balances mid-century modern charm with all the comforts and conveniences of today's lifestyle — right in the heart of one of Calgary's most sought-after neighbourhoods with truly wonderful neighbours. This home has it all — warmth, style, functionality, and an unbeatable inner-city location just steps to the shops, restaurants, parks, and energy of Marda Loop.