

# \$1,299,900 - 2009 32 Street Sw, Calgary

MLS® #A2263329

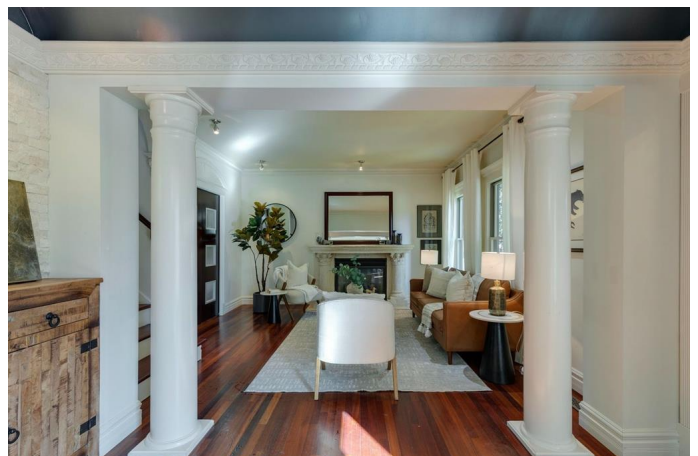
**\$1,299,900**

3 Bedroom, 4.00 Bathroom, 2,182 sqft  
Residential on 0.14 Acres

Killarney/Glengarry, Calgary, Alberta

Welcome to this incredible European-style home in the sought after family friendly community of Killarney. Perfectly situated on a fully landscaped 50' x 120' lot, this property combines elegant design with practical family living and year round indoor/outdoor entertaining. From the moment you arrive, you'll be greeted by mature trees and meticulously maintained landscaping that offer incredible curb appeal. Step inside to a warm and welcoming centre hall floor plan featuring soaring architecturally curved ceilings, bold columns, gleaming Brazilian cherrywood floors, and detailed crown moulding throughout. At the front of the home, a formal living room with a cozy gas fireplace provides the perfect setting for family gatherings or quiet evenings. Sliding pocket doors open to a bright den, ideal as a homework nook, home office, or play area, with access to both the backyard and lower level.

A formal dining room connects seamlessly to the chef inspired kitchen, complete with custom stone tile work, granite countertops, wine fridge, and a professional-grade Ultraline gas stove. The large central island is perfect for casual meals, baking with kids, or chatting over coffee. Just off the kitchen, the sun drenched family room offers a second gas fireplace and opens through glass doors to a covered patio for an ideal outdoor space for BBQs or hosting friends, rain or shine. Upstairs, you'll find three spacious bedrooms, a bonus room, and a luxurious full bathroom



featuring a beautiful clawfoot tub and glass enclosed shower. The large primary suite is a true sanctuary with a custom stone feature wall, spa-inspired 5pc ensuite with steam shower, walk-in California Closet, and a west facing private balcony that's perfect for quiet evenings or morning coffee. The fully developed basement includes an illegal suite with a bright kitchen, dining area, rec room with wine storage, full bathroom, and den, great for extended family, a teen hangout, or future rental income potential. Families will especially appreciate the lush west exposed backyard, offering ample green space, mature trees, and a tranquil setting for gardening, play, and relaxation. Thoughtful upgrades include recently landscaped front/back yards, recently renovated basement, fresh paint, new deck off the primary, newer AC/Furnace, and sand blasted coloured concrete sidewalk and front stairs. This home is ideally located within walking distance to the Killarney Aquatic Centre, community garden, and the LRT station, making family activities and commutes incredibly convenient. It is also close to top rated schools, parks, playgrounds, and beloved local spots such as Inglewood Pizza, Luke's Drug Mart, and Caffè Francesco. This exceptional home is the perfect blend of luxury, functionality, and location designed for growing families who want it all.

Built in 2001

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2263329    |
| Price          | \$1,299,900 |
| Bedrooms       | 3           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,182       |

|            |             |
|------------|-------------|
| Acres      | 0.14        |
| Year Built | 2001        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | 2 Storey    |
| Status     | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 2009 32 Street Sw   |
| Subdivision | Killarney/Glengarry |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3E 2R2             |

### Amenities

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

### Interior

|                   |                                                                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, Crown Molding, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s) |
| Appliances        | Bar Fridge, Dishwasher, Dryer, Electric Stove, Gas Stove, Microwave, Refrigerator, Washer, Wine Refrigerator                                                                 |
| Heating           | Forced Air, Natural Gas                                                                                                                                                      |
| Cooling           | Central Air                                                                                                                                                                  |
| Fireplace         | Yes                                                                                                                                                                          |
| # of Fireplaces   | 2                                                                                                                                                                            |
| Fireplaces        | Gas                                                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                                                          |
| Basement          | Finished, Full, Suite                                                                                                                                                        |

### Exterior

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Exterior Features | Garden, Private Yard                                                                |
| Lot Description   | Back Lane, Back Yard, Interior Lot, Landscaped, Lawn, Level, Rectangular Lot, Treed |
| Roof              | Asphalt Shingle                                                                     |

|              |                           |
|--------------|---------------------------|
| Construction | Stone, Stucco, Wood Frame |
| Foundation   | Poured Concrete           |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 10th, 2025 |
| Days on Market | 7                  |
| Zoning         | R-CG               |

**Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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