

# \$1,450,000 - 908 32 Street Nw, Calgary

MLS® #A2208444

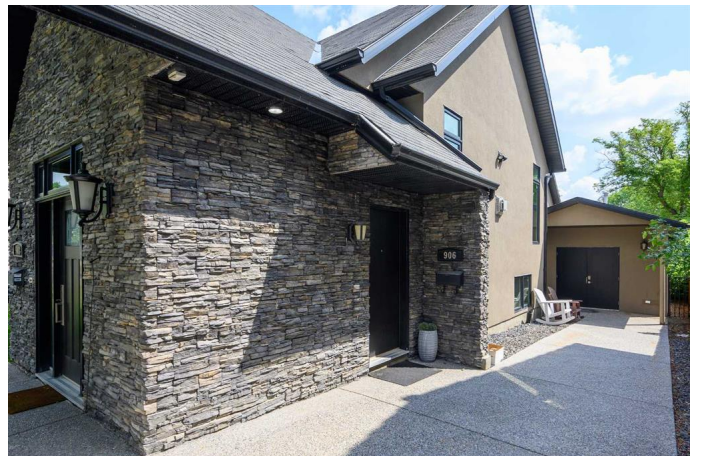
**\$1,450,000**

4 Bedroom, 5.00 Bathroom, 2,214 sqft

Residential on 0.17 Acres

Parkdale, Calgary, Alberta

LOCATION LOCATION LOCATION! Welcome home to this one of a kind open concept bungalow with a legal basement suite PLUS a great little Casita on the side. This property is situated within a 5 minute walk to Foothills Hospital and the new cancer center, 15 minute walk to the University, 2 blocks to the river and its path system, 15 minutes to downtown and on a quiet cul-de-sac. Built in 2008, this well constructed home boasts great space throughout the upper floor for entertaining, cooking, relaxing by the fire or soaking up some sun. All doorways have been built wide enough to accommodate wheelchairs. The main floor features cathedral ceilings throughout, a very generous dining room, spacious living room with stone faced fireplace, inviting family room space, large gourmet kitchen including Jenn Air appliances, a walk-in pantry, large laundry room with sink plus a 4 piece bath including the 'Space Ship' which is a combination, steam room, shower and Jacuzzi tub! The primary bedroom, walk-in closet and 5 piece ensuite complete the floor. There is a second bedroom plus 4 piece bath in the basement along with an additional storage space. To access the cute Casita, exit the main floor through the side entrance. The Casita has been used as flex space over the years from housing guests temporarily, used as a craft room or office space. It is fully contained with it's own furnace and 2 piece bath. Entering the legal secondary suite from the outside, you are met with a living / dining



room area, functional kitchen with breakfast nook. Just off of the kitchen is a pantry as well as large laundry room with sink. Just down the hall from the living room is a spacious bedroom and 4 piece bath. The fourth bedroom is situated just a little further down the hallway and is across from additional storage space. The entire basement is heated through efficient in slab heat. Don't worry about having to clean the eaves troughs as new leaf filter guards have just recently been installed! This property offers so much opportunity for those with extended family, those that want a legal 'mortgage helper' (suite) in addition to the flexibility offered by the Casita! Space for a garage in the backyard. Contact your favourite agent for your own private viewing today.

Built in 2008

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2208444    |
| Price          | \$1,450,000 |
| Bedrooms       | 4           |
| Bathrooms      | 5.00        |
| Full Baths     | 4           |
| Half Baths     | 1           |
| Square Footage | 2,214       |
| Acres          | 0.17        |
| Year Built     | 2008        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 908 32 Street Nw |
| Subdivision | Parkdale         |
| City        | Calgary          |

|             |         |
|-------------|---------|
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T2N 2W2 |

### Amenities

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 3                       |
| Parking        | Off Street, Parking Pad |

### Interior

|                   |                                                                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s), Recessed Lighting |
| Appliances        | Refrigerator                                                                                                                                                          |
| Heating           | In Floor, Forced Air, Hot Water                                                                                                                                       |
| Cooling           | Central Air                                                                                                                                                           |
| Fireplace         | Yes                                                                                                                                                                   |
| # of Fireplaces   | 1                                                                                                                                                                     |
| Fireplaces        | Gas, Stone                                                                                                                                                            |
| Has Basement      | Yes                                                                                                                                                                   |
| Basement          | Finished, Full, Suite, Walk-Up To Grade                                                                                                                               |

### Exterior

|                   |                                                          |
|-------------------|----------------------------------------------------------|
| Exterior Features | None                                                     |
| Lot Description   | Back Lane, Back Yard, Front Yard, Underground Sprinklers |
| Roof              | Asphalt Shingle                                          |
| Construction      | Stone, Stucco, Wood Frame                                |
| Foundation        | Poured Concrete                                          |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 3rd, 2025 |
| Days on Market | 15              |
| Zoning         | R-CG            |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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