

# \$599,000 - 2, 1718 32 Street Sw, Calgary

MLS® #A2240743

**\$599,000**

3 Bedroom, 4.00 Bathroom, 1,305 sqft

Residential on 0.00 Acres

Shaganappi, Calgary, Alberta

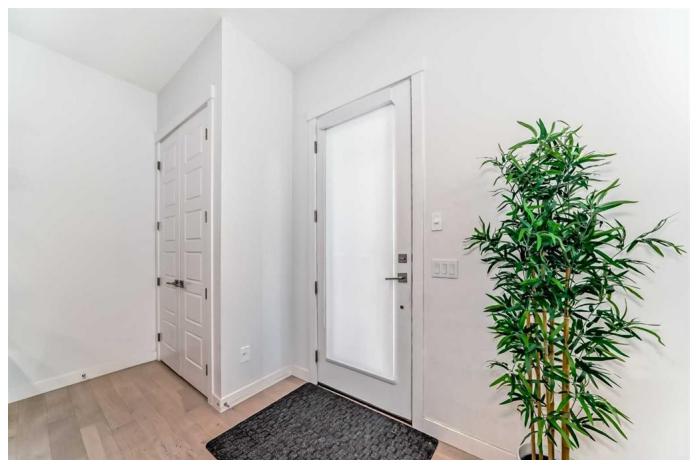
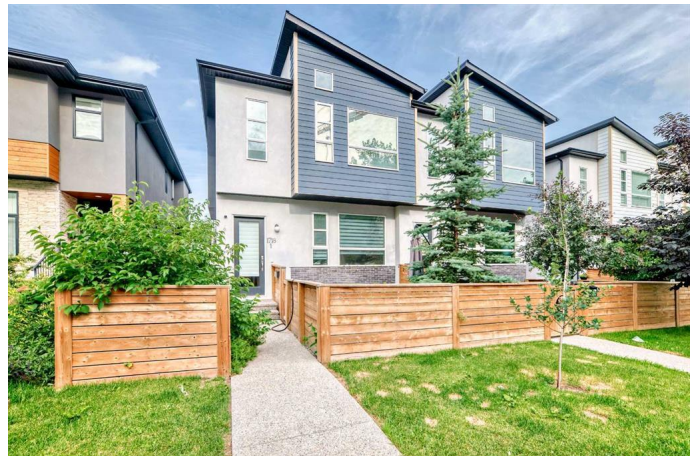
Where Luxury Meets Lifestyle. Step into refined living with this beautifully designed townhome, ideally located just a 5-minute walk to the LRT in a peaceful inner-city setting. This bright and spacious 3-bedroom home is packed with upscale features, including soaring 10-foot ceilings, an open-riser staircase with elegant glass railing, a sleek slimline fireplace, wide-plank engineered hardwood floors, and custom wood cabinetry accented with gold hardware. The chef-inspired kitchen boasts quartz countertops and premium stainless-steel appliances. Thoughtful design continues upstairs with a luxurious primary suite featuring a 5-piece ensuite complete with heated floors, a dual vanity with built-in makeup desk, a deep soaker tub, and a rainfall shower. A second bedroom with its own ensuite and a convenient laundry area complete the upper level. The fully finished basement offers a generous rec room with a wet bar, additional storage, and a third bedroom with a full 4-piece bath—perfect for guests or a home office. Enjoy your own private, pet-friendly yard and an attached single garage, all just steps from vibrant 17th Avenue.

Built in 2019

## Essential Information

MLS® #

A2240743



|                |               |
|----------------|---------------|
| Price          | \$599,000     |
| Bedrooms       | 3             |
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,305         |
| Acres          | 0.00          |
| Year Built     | 2019          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 2, 1718 32 Street Sw |
| Subdivision | Shaganappi           |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3C 1N5              |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 1                      |
| Parking        | Single Garage Detached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Bar, Double Vanity, Pantry, Recessed Lighting, Skylight(s), Wet Bar |
| Appliances        | Dishwasher, Microwave, Range Hood, Refrigerator, Window Coverings, Oven-Built-In, Gas Cooktop, Washer/Dryer                                                |
| Heating           | Forced Air                                                                                                                                                 |
| Cooling           | None                                                                                                                                                       |
| Fireplace         | Yes                                                                                                                                                        |
| # of Fireplaces   | 1                                                                                                                                                          |
| Fireplaces        | Gas                                                                                                                                                        |
| Has Basement      | Yes                                                                                                                                                        |

Basement                      Finished, Full

**Exterior**

Exterior Features      Private Entrance  
Lot Description        Back Lane  
Roof                      Asphalt Shingle  
Construction          Stucco, Wood Frame  
Foundation            Poured Concrete

**Additional Information**

Date Listed              July 18th, 2025  
Days on Market        81  
Zoning                    M-C1

**Listing Details**

Listing Office            Royal LePage Benchmark

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