

# \$699,000 - 2, 1718 32 Street Sw, Calgary

MLS® #A2240743

**\$699,000**

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          | \$699,000     |
| 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, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Wet Bar, Bar, Closet Organizers, Double Vanity, Recessed Lighting, Skylight(s) |
| Appliances        | Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Oven-Built-In                                                |
| Heating           | Forced Air                                                                                                                                                 |
| Cooling           | None                                                                                                                                                       |
| Fireplace         | Yes                                                                                                                                                        |
| # of Fireplaces   | 1                                                                                                                                                          |
| Fireplaces        | Gas                                                                                                                                                        |
| Has Basement      | Yes                                                                                                                                                        |

|                   |                    |
|-------------------|--------------------|
| Basement          | Finished, Full     |
| <b>Exterior</b>   |                    |
| 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 | 20              |
| Zoning         | M-C1            |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.