# \$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! 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 guiet 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, Recessed Lighting, Separate Entrance, Vaulted

Ceiling(s), Walk-In Closet(s)

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 8

Zoning R-CG

## **Listing Details**

Listing Office CIR Realty

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.