

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

MLS® #A2240743

**\$699,000**

3 Bedroom, 3.00 Bathroom, 1,305 sqft

Residential on 0.00 Acres

Shaganappi, Calgary, Alberta

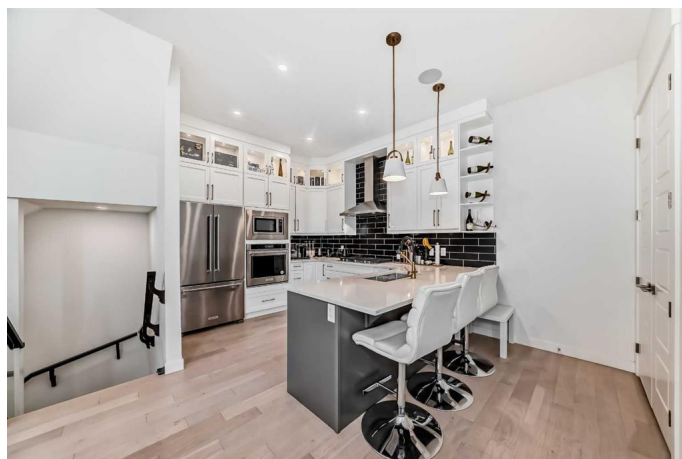
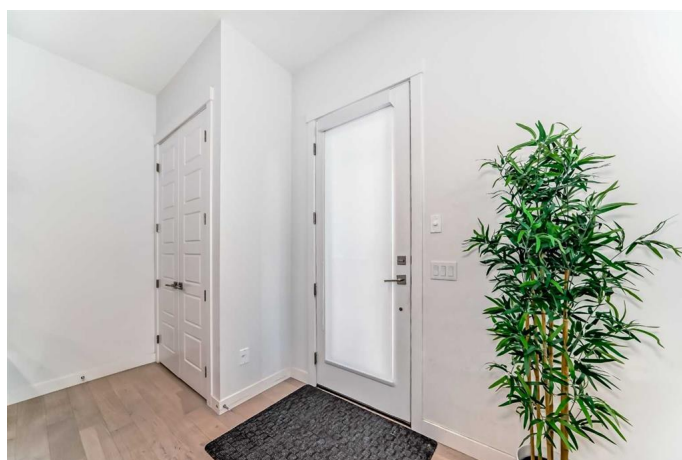
Where Luxury Meets Lifestyle. Step into refined living with this beautifully designed townhome, ideally located just a 5-minute walk to the LRT in a peaceful inner-city setting. This bright and spacious 3-bedroom home is packed with upscale features, including soaring 10-foot ceilings, an open-riser 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	3.00
Full Baths	2
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	Bar, Built-in Features, Closet Organizers, Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Skylight(s), Wet Bar
Appliances	Dishwasher, Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes

Basement	Finished, Full
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**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	1
Zoning	M-C1

**Listing Details**

Listing Office	Royal LePage Benchmark
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