

# \$729,000 - 203, 212 32 Avenue Ne, Calgary

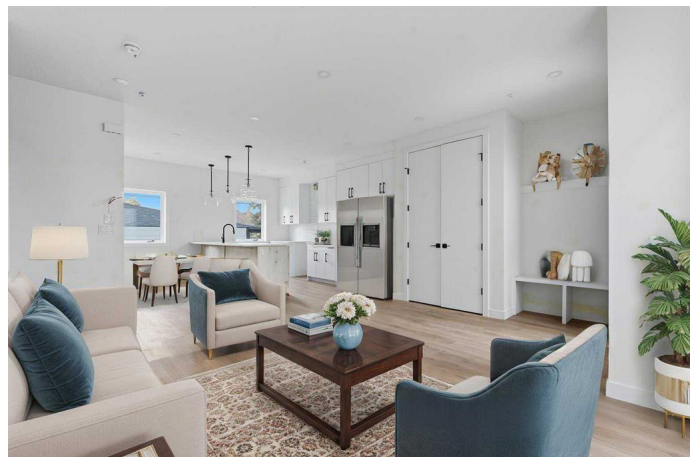
MLS® #A2266477

**\$729,000**

3 Bedroom, 4.00 Bathroom, 1,234 sqft  
Residential on 0.00 Acres

Highland Park, Calgary, Alberta

BRAND NEW CONSTRUCTION | END UNIT | LEGAL SUITE | DESIGNER FINISHES | DETACHED GARAGE | CENTRAL LOCATION! Experience elevated urban living with the versatility of a LEGAL SUITE in this brand-new end-unit townhouse located in highly sought-after Highland Park. Ideal for homeowners seeking extra income, extended family flexibility or future investment potential, this thoughtfully designed home blends function, style and sophistication across all 3 levels. Wide plank flooring, oversized windows and designer selected finishes set a bright, modern tone from the moment you step inside. An open-concept main floor connects the living, kitchen and dining spaces seamlessly, perfect for entertaining or relaxed family life. The living room offers clear sightlines for easy conversation, while the chef's kitchen stands out with full-height cabinetry, timeless subway tile, quartz surfaces and a large peninsula island ideal for gathering. The adjacent dining area flows effortlessly into the main living space and a discreet powder room adds everyday convenience. Retreat at the end of the day to the primary oasis on the upper level and feel spoiled daily thanks to the walk-in closet and sleek and modern ensuite. The second bedroom is spacious and bright with easy access to the 4-piece bathroom. Conveniently, laundry is also location on this level. The fully developed lower level extends the home's versatility with a self-contained LEGAL SUITE featuring a private entrance,



modern kitchen, comfortable living area, large bedroom, full bathroom, and its own laundry facilities creating an exceptional setup for generating rental income or accommodating guests in style. Outside, a charming front courtyard adds curb appeal and a detached single garage ensures secure parking. Perfectly positioned near Confederation Park, local schools, playgrounds, transit and shopping, this home delivers outstanding walkability and lifestyle convenience. With easy access to downtown, Nose Hill Park and regional bike pathways, Highland Park continues to attract professionals, families, and investors looking for a connected community and modern living with income potential.

Built in 2025

### **Essential Information**

MLS® #	A2266477
Price	\$729,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,234
Acres	0.00
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	203, 212 32 Avenue Ne
Subdivision	Highland Park
City	Calgary
County	Calgary
Province	Alberta

Postal Code T2E 2G7

### **Amenities**

Amenities Secured Parking  
Parking Spaces 1  
Parking Garage Faces Rear, Single Garage Detached  
# of Garages 1

### **Interior**

Interior Features Breakfast Bar, Built-in Features, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Separate Entrance, Soaking Tub, Stone Counters, Storage, Walk-In Closet(s)  
Appliances Dishwasher, Electric Stove, Refrigerator, Washer/Dryer  
Heating Forced Air, Natural Gas  
Cooling None  
Has Basement Yes  
Basement Full

### **Exterior**

Exterior Features None  
Lot Description Back Lane  
Roof Asphalt Shingle  
Construction Composite Siding, Wood Frame  
Foundation Poured Concrete

### **Additional Information**

Date Listed October 24th, 2025  
Days on Market 11  
Zoning R-CG

### **Listing Details**

Listing Office LPT Realty

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