1834 32 Avenue SW

Calgary | Active | MLS® A2339176

$1,499,000









Bedrooms	Bathrooms	Year Built	Living area
4	**5**	**2026**	**2,124.3 sq. ft.**

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Listed by eXp Realty

A closer look

Welcome to a beautifully designed inner-city residence where refined finishes, thoughtful functionality and an exceptional location come together. Situated in the highly sought-after South Calgary/Marda Loop area, this home places you just steps from one of Calgary’s most vibrant neighbourhoods, with an incredible collection of cafés, restaurants, boutique shopping, fitness studios, parks and community amenities nearby. Excellent schools, public transit and convenient access to major routes and downtown Calgary make this an outstanding location for both families and professionals.

Inside, the home delivers a warm, contemporary aesthetic with an emphasis on natural materials, custom millwork and carefully considered living spaces. Wide-plank hardwood flooring, extensive cabinetry and built-ins, designer lighting and a sophisticated neutral palette create a cohesive feel throughout. The open-concept main level is designed equally well for everyday living and entertaining, with generous living and dining areas centred around a beautifully appointed kitchen.

The chef-inspired kitchen combines clean architectural lines with warm natural wood cabinetry, expansive work surfaces, abundant storage and a large central island that naturally becomes the gathering place of the home. The adjoining dining area offers plenty of room for entertaining, while the living room is anchored by a striking fireplace and custom built-ins. A thoughtfully designed mudroom with integrated cabinetry and storage adds everyday practicality without compromising the home's polished aesthetic.

Upstairs, the primary retreat offers a calming escape with a spacious bedroom, extensive custom storage and an ensuite designed with comfort and luxury in mind. Additional bedrooms are generously proportioned and thoughtfully planned for growing families, children's rooms, guest accommodation or flexible work-from-home needs.

The fully developed lower level continues the same attention to detail, providing additional living and entertaining space along with a secondary kitchen/bar area and versatile rooms that can accommodate a media room, recreation space, home gym, office or guest accommodations.

Outside, the home's architecture pairs timeless masonry with warm contemporary exterior finishes, creating impressive curb appeal while remaining perfectly suited to the established character of the neighbourhood.

Perhaps the greatest luxury is the location. Marda Loop is within easy reach, offering an increasingly dynamic mix of independent restaurants, coffee shops, services and shopping, while nearby parks, playgrounds, community facilities and pathways make it easy to enjoy the outdoors. Downtown Calgary is only a short commute away, providing the rare combination of an established residential setting with an exceptionally connected inner-city lifestyle.

AI rendering has been utilized to present the final finish that is expected and show as complete with staging.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2339176
Bedrooms	4
Bathrooms	5

Year Built	2026
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	1
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	2,124.3 sq. ft.
Acreage:	No
Lot Area:	3,126 sq. ft.
Lot Frontage:	25'
Front Exposure:	South
Levels:	Two
Total Rooms Above Grade:	6
Year built:	2026 (Age: 0)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	5.0 (Full:4, Half:1)
Num Ensuite Baths:	2
Plan:	4479P
Heating:	Central, Fireplace(s)
Basement:	Full, Finished, Separate/Exterior Entry, Walk Up

Foundation:	Poured Concrete
New Constr.:	Yes
Construction Material:	Brick, Stucco, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Hardwood, Tile, Vinyl Plank
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Lower Level, Multiple Locations, Upper Level
City Quadrant:	Southwest
Community:	South Calgary
Appliances:	Dishwasher, Gas Cooktop, Microwave, Oven-Built-In, Range, Refrigerator, Washer/Dryer
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Entrance · 7'11" × 5'5" ·
Main Floor	Dining Room · 10'7" × 8'6" ·
Main Floor	Kitchen With Eating Area · 23'9" × 12'6" ·
Main Floor	Living Room · 21' × 15'10" ·

Main Floor	Mud Room · 4'7" × 4'3" ·
Main Floor	Balcony · 17'1" × 7'11" ·
Upper Level	Bedroom - Primary · 16' × 12'6" ·
Upper Level	Walk-In Closet · 9'6" × 6'3" ·
Upper Level	Laundry · 9'6" × 7'9" ·
Upper Level	Bedroom · 15'10" × 9'10" ·
Upper Level	Bedroom · 12'2" × 9'7" ·
Basement	Mud Room · 5'6" × 4'9" ·
Basement	Family Room · 20'5" × 14'8" ·
Basement	Kitchen With Eating Area · 12'10" × 11'1" ·
Basement	Laundry · 13'4" × 3'6" ·
Basement	Bedroom · 11'11" × 10'9" ·
Basement	Furnace/Utility Room · 10'9" × 5' ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Pool, Schools Nearby, Shopping Nearby, Sidewalks, Walking/Bike Paths
Interior Features:	Built-in Features, Central Vacuum, Double Vanity, Open Floorplan, Quartz Counters, Separate Entrance, Vaulted Ceiling(s), Wet Bar
Exterior Features:	Balcony, BBQ gas line, Private Entrance, Private Yard
Patio And Porch Features:	Balcony(s)
Lot Features:	Back Lane, Back Yard, Front Yard, Landscaped
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	RC
Listed Date:	Aug 20, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1834-32-avenue-sw-calgary-a2339176/

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Data was last updated November 23, 2026 at 02:05 PM (UTC)

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