2413 32 Street SW

Calgary | Active | MLS® A2351011

$1,399,000









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2026**	**1,980 sq. ft.**

Your next move starts with a conversation.

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Listed by Real Estate Professionals Inc.

A closer look

LEFT SIDE SOLD - ONLY ONE SIDE REMAINING! TAKE ADVANTAGE OF THIS OPPORTUNITY TO CUSTOMIZE YOUR HOME AND SELECT YOUR OWN FINISHES.

This brand-new detached infill in Killarney by Moon Homes offers 2,889 sq ft of total living space and the opportunity to work directly with the builder to personalize select finishes and key design elements. Thoughtfully designed to combine modern architecture, refined details, and everyday functionality, this home is ideal for both daily living and entertaining.

The main floor is bright and open, with large windows, a clean timeless design, and a well-planned layout. A welcoming foyer leads into a formal dining room at the front of the home, creating an elegant space for family gatherings, holiday dinners, and entertaining guests.

At the centre of the home, the kitchen is designed to balance style and function with full-height cabinetry, quartz countertops, a generous island, dedicated pantry storage, and a gas cooktop. Open sightlines connect the kitchen to the dining and rear living spaces, creating a seamless flow throughout the main level.

The rear living room is centred around a contemporary fireplace feature with space for a full media setup. Oversized bi-parting patio doors open toward the backyard, bringing in natural light and extending the living space outdoors. A discreet powder room and side-entry mudroom with built-in storage add everyday convenience while keeping the main living areas uncluttered.

Upstairs, the primary suite is designed as a private retreat with a vaulted ceiling, spacious walk-in closet, and spa-inspired ensuite featuring a steam shower. Two additional bedrooms each include walk-in closets, while a modern four-piece bathroom and upper-level laundry complete the floor.

The fully developed lower level offers even more functional living space, including a spacious family and recreation area, glass-enclosed fitness room/gym, fourth bedroom with built-in shelving, full bathroom, and additional storage.

Located in desirable Killarney, this home provides excellent access to 17 Avenue SW, Westbrook LRT, neighbourhood parks, Killarney Aquatic and Fitness Centre, Shaganappi Golf Course, schools, shopping, dining, and everyday amenities.

Please note: All images shown are architectural renderings and are intended for illustrative purposes only.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2351011
Bedrooms	4

Bathrooms	4
Year Built	2026
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	1,980 sq. ft.
Below Grade Finished Area:	909 sq. ft.
Acreage:	No
Lot Area:	3,000 sq. ft.
Lot Frontage:	25'
Front Exposure:	East
Levels:	Two
Total Rooms Above Grade:	8
Year built:	2026 (Age: 0)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	1855W

Heating:	Forced Air
Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	Yes
Construction Material:	Composite Siding, Concrete, Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Tile
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas, Living Room
Garage:	Yes
Garage Spaces:	1
Parking:	Double Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Laundry Room, Upper Level
City Quadrant:	Southwest
Community:	Killarney/Glengarry
Appliances:	Bar Fridge, Built-In Refrigerator, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Oven, Range Hood, Washer
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Living Room · 16' × 14'4" ·
Main Floor	Mud Room · 5' × 4' ·

Main Floor	Kitchen · 23'11" × 11'7" ·
Main Floor	Foyer · 8'1" × 5'4" ·
Main Floor	Dining Room · 13'6" × 10'7" ·
2nd Floor	Bedroom · 12'6" × 9'8" ·
2nd Floor	Walk-In Closet · 4'10" × 4'4" ·
2nd Floor	Bedroom · 12'1" × 7'9" ·
2nd Floor	Walk-In Closet · 4'6" × 4'4" ·
2nd Floor	Hall · 17'8" × 3'2" ·
2nd Floor	Laundry · 7'9" × 6' ·
2nd Floor	Walk-In Closet · 7' × 5'10" ·
2nd Floor	Bedroom - Primary · 16' × 13' ·
Basement	Bedroom · 12'6" × 10' ·
Basement	Exercise Room · 11' × 10'6" ·
Basement	Furnace/Utility Room · 7' × 6' ·
Basement	Hall · 22'9" × 3'6" ·
Basement	Game Room · 17'10" × 14'6" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Pool, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s)
Interior Features:	Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, Quartz Counters, Soaking Tub, Walk-In Closet(s), Wired for Data
Exterior Features:	Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Yard, City Lot
Num. of Parcels:	0
Fencing:	Fenced

Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-CG
Listed Date:	Oct 07, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2413-32-street-sw-calgary-a2351011/

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