2421 32 Street SW

Calgary | Active | MLS® A2338118

$1,249,900









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2025**	**2,027 sq. ft.**

Your next move starts with a conversation.

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Listed by The Real Estate District

A closer look

Looking for the crème de la crème of Killarney infills? Welcome to a brand new luxury residence where exceptional design, elevated finishes and thoughtful functionality come together in one of Calgary's most sought~after inner~city communities. From the moment you arrive, the home makes an impression with its striking curb appeal and sophisticated architectural presence. Step inside to a spacious entryway, with an elegant dining area immediately to your left featuring refined wainscoting wall detail. The heart of the home is the beautifully appointed kitchen, designed to be as impressive as it is functional, featuring a dramatic fluted curved island, illuminated glass front cabinetry, Bosch appliances, pot filler and luxurious Taj Mahal quartz. A bespoke powder room adds another layer of personality with its distinctive sink and elevated finish selections. At the rear of the home, the inviting living room is anchored by a cozy fireplace and framed by views of the west~facing backyard, where a raised deck creates the perfect setting for summer evenings and effortless entertaining. A well designed mudroom with spacious closets completes the main level, offering the storage and organization every inner~city home needs. Upstairs, the primary suite delivers the feeling of a true private retreat. A vaulted ceiling creates an airy sense of scale, complemented by additional wainscoting detail and a generous walk~in closet. The spa~inspired ensuite features heated floors, a fully functional steam shower and a beautifully sculpted fluted soaker tub. Two additional bedrooms offer their own sophisticated details; including elegant tray ceilings, while the conveniently located upper laundry room with utility sink makes everyday living effortless, and a gorgeous bonus area with work station buttons up the space. The fully finished lower level, with a rough~in for in floor heat extends the living space with style and purpose. It features a dedicated gym with a mirrored wall, an impressive bar area, gorgeous built~ins designed for movie nights, and additional wainscoting detail that carries the home's elevated aesthetic throughout. A spacious fourth bedroom and full bathroom complete this versatile level, perfect for guests, entertaining or additional family living. This is more than a new construction home~it is a carefully considered expression of style and modern inner~city living. From the striking curb appeal and exceptional millwork to the luxurious finishes and highly functional floor plan, every element has been thoughtfully selected to create a home that feels distinctive from the moment you walk through the door. Located in beloved Killarney, with downtown just minutes away, this is an opportunity to own one of the community's truly standout new residences.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2338118
Bedrooms	4
Bathrooms	4
Year Built	2025
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)

Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey, Attached-Side by Side
Total Living Area:	2,027 sq. ft.
Main Level Finished Area:	954 sq. ft.
Upper Level Finished Area:	1,073 sq. ft.
Below Grade Finished Area:	898.14 sq. ft.
Lot Area:	2,997 sq. ft.
Lot Frontage:	25'1"
Front Exposure:	East
Entry Level:	0
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	8
Year built:	2025 (Age: 1)
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:	See Remarks
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood
Cooling:	Rough-In
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Upper Level
City Quadrant:	Southwest
Community:	Killarney/Glengarry
Appliances:	Bar Fridge, Dishwasher, Gas Cooktop, Oven-Built-In, Refrigerator, Washer/Dryer
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Entrance · 5'4" × 5'2" ·
Main Floor	Dining Room · 12'5" × 11' ·
Main Floor	Kitchen · 21' × 10'8" ·
Main Floor	Living Room · 14'10" × 12'5" ·

Main Floor	Mud Room · 12'6" × 5'5" ·
Upper Level	Bonus Room · 8'8" × 8'7" ·
Upper Level	Bedroom - Primary · 13' × 12'4" ·
Upper Level	Bedroom · 10' × 10' ·
Upper Level	Bedroom · 11'4" × 10' ·
Upper Level	Laundry · 6' × 5'5" ·
Upper Level	Office · 7'5" × 3'6" ·
Basement	Family Room · 21' × 11'7" ·
Basement	Other · 10' × 2'6" ·
Basement	Bedroom · 13' × 10'2" ·
Basement	Exercise Room · 12'2" × 11' ·
Basement	Furnace/Utility Room · 10'4" × 7'7" ·
Title to Land:	Fee Simple
Community Features:	Other
Interior Features:	Bar, Built-in Features, Kitchen Island, See Remarks, Walk-In Closet(s)
Exterior Features:	Other
Patio And Porch Features:	None
Lot Features:	See Remarks
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-C2
Listed Date:	Aug 19, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2421-32-street-sw-calgary-a2338118/

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