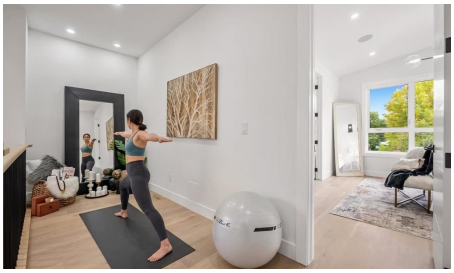
420 32 Avenue NW

Calgary | Active | MLS® A2348816

$998,000









Bedrooms	Bathrooms	Year Built	Living area
5	**4**	**2024**	**1,916.87 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX First

A closer look

NEW PRICE! OPEN HOUSE: Sat., Nov. 21: 1-3pm! Just when you thought the perfect home was out of reach, it’s here-an exquisitely contemporary residence with polished, high-end finishes and design choices that set it apart the moment you walk in. Offering over 2,760 SF of thoughtfully planned living space, this home features 5 bedrooms and 3.5 baths, with a bright south-facing entry that elevates the entire main level. The gourmet kitchen is designed for both entertaining and everyday ease, highlighted by built-in wall ovens, a gas cooktop, abundant cabinetry, and a fully loaded mudroom with everything you need to keep life moving smoothly. You’ll also appreciate the refined details throughout, including coffered ceilings with integrated lighting and stunning sightlines from room to room. Step outside through the patio doors to the deck and rear yard-an ideal setting for morning coffee, evening gatherings, or simply unwinding in private. Upstairs, the layout continues to impress with an expansive bonus area that can flex to your lifestyle-whether you’re creating a wellness studio, setting up a home office, or enjoying a dedicated space for your personal pursuits. The owners’ bedroom feels like a true retreat, with vaulted ceilings and views of mature elms to the north. Designed with comfort and convenience in mind, the home includes forward-thinking rough-ins for AC, vacuflo, and a shower steamer, making it easy to upgrade and tailor the experience to your preferences. And the 2-bedroom legal basement suite is a standout opportunity-an income-generating feature that can significantly strengthen mortgage qualification. All of this is located with excellent access to major travel routes, downtown, and the airport, placing you close to some of Calgary’s best dining and city conveniences. Schedule your private showing today-this is one property you truly have to see in person to fully appreciate.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2348816
Bedrooms	5
Bathrooms	4
Year Built	2024
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	1
Num Illegal Suites:	0

Home Style:	2 Storey, Attached-Side by Side
Total Living Area:	1,916.87 sq. ft.
Main Level Finished Area:	902.26 sq. ft.
Upper Level Finished Area:	1,014.6 sq. ft.
Below Grade Finished Area:	846.18 sq. ft.
Lot Area:	3,003 sq. ft.
Lot Frontage:	25'
Front Exposure:	South
Unit Exposure:	South
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	6
Year built:	2024 (Age: 2)
Bedrooms:	5 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	2
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	3674S
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	Yes
Construction Material:	Cement Fiber Board, Concrete, Stucco, Wood Frame

Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Ceramic Tile, Hardwood, Vinyl Plank
Cooling:	Rough-In
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached, Garage Faces Rear
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Laundry Room, Lower Level, Main Level, Multiple Locations
City Quadrant:	Northwest
Community:	Highland Park (Calgary)
Appliances:	Built-In Oven, Built-In Refrigerator, Dishwasher, Electric Stove, Garage Control(s), Gas Cooktop, Microwave, Microwave Hood Fan, Range Hood, Refrigerator, Washer/Dryer, Washer/Dryer Stacked
Inclusions:	All appliances in the basement suite.
Restrictions:	Airspace Restriction
Main Floor	Dining Room · 14'1" × 4'10" ·
Main Floor	Kitchen · 18'2" × 15'7" ·
Main Floor	Living Room · 16'10" × 13'10" ·
Main Floor	Mud Room · 11'7" × 5'5" ·
2nd Floor	Bedroom · 11'2" × 9'9" ·
2nd Floor	Bedroom · 14'6" × 9'10" ·
2nd Floor	Laundry · 6'6" × 5'7" ·

2nd Floor	Bedroom - Primary · 14'9" × 12'9" ·
Basement	Bedroom · 10'2" × 9'3" ·
Basement	Bedroom · 13'8" × 9'4" ·
Basement	Eat in Kitchen · 9'10" × 7'11" ·
Basement	Game Room · 19' × 10'4" ·
Basement	Furnace/Utility Room · 8'1" × 5'5" ·
Basement	Laundry · 5'5" × 3'5" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Vinyl Windows, Walk-In Closet(s), Wired for Sound
Exterior Features:	Private Entrance, Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-CG
Listed Date:	Sep 29, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/420-32-avenue-nw-calgary-a2348816/

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Data was last updated November 23, 2026 at 10:05 AM (UTC)

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