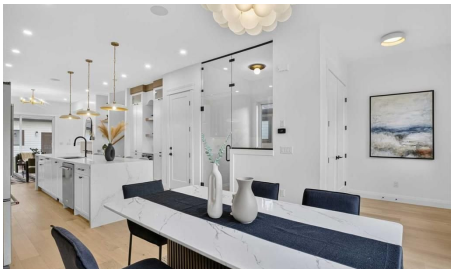
525 32 Street NW

Calgary | Active | MLS® A2359955

$1,299,900









Bedrooms	Bathrooms	Year Built	Living area
6	**5**	**2025**	**2,700 sq. ft.**

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Listed by eXp Realty

A closer look

Modern design meets exceptional versatility in this BRAND NEW 3-STOREY LUXURY HOME, where elevated finishes, 2 impressive primary retreats and a 2-BEDROOM LEGAL BASEMENT SUITE come together in sought-after Parkdale. Soaring 10' CEILINGS introduce the main floor, where a striking WOOD FEATURE WALL brings warmth and architectural character to the front dining area. At the heart of the home, the chef-inspired kitchen pairs QUARTZ COUNTERTOPS with FULL-HEIGHT CABINETRY, glass-front accents and HIGH-END KITCHENAID APPLIANCES anchored by a gas cooktop. An expansive island **WITH A WATERFALL EDGE** invites casual meals and conversation, while the WALL PANTRY adds an appliance counter and beverage fridge for beautifully organized entertaining. Tucked behind glass walls just off the kitchen, a private office supplies a dedicated workspace with the flexibility to convert into a walk-in pantry if desired. Gather around the GAS FIREPLACE in the inviting living area, complemented by wood wall panelling, built-ins and a patio slider that extends everyday living onto the FULL-WIDTH DECK and into the PRIVATE, FULLY FENCED DEEP YARD. Practicality is thoughtfully woven into the layout through a functional mudroom and conveniently placed powder room. Upstairs, 2 spacious secondary bedrooms each gain their own WALK-IN CLOSET alongside a 4-piece bathroom and laundry room with sink. Unwind in the first primary retreat with a CUSTOM WALK-IN CLOSET and spa-inspired 5-piece ensuite appointed with a STEAM SHOWER, dual vanity and freestanding tub. Rising to the 3rd floor reveals an incredible SECOND OWNER'S RETREAT designed as a private escape with DUAL BALCONIES, a built-in desk, DRY BAR, generous walk-in closet and luxurious 5-piece ensuite enhanced by IN-FLOOR HEATING. Downstairs, the fully independent 2-BEDROOM LEGAL SUITE combines 9' CEILINGS with durable flooring, in-suite laundry, a 4-piece bathroom and a well-planned living area that accommodates furniture with ease. SEPARATE HEATING CONTROLS add comfort and independence for the lower level, while NO CARPET THROUGHOUT simplifies upkeep across the home. Further upgrades encompass HOT WATER ON DEMAND and INCLUDED ALARM SYSTEM plus ROUGH-INS FOR CENTRAL A/C AND CENTRAL VACUUM, along with EXPOSED AGGREGATE STEPS AND WALKWAYS. Completing the property, an INSULATED DOUBLE DETACHED GARAGE incorporates an oversized garage door and EV CHARGER READINESS for modern-day convenience. Parkdale places the Bow River and its pathway network close to home, with Edworthy Park, Foothills Medical Centre, the University of Calgary, local amenities and convenient routes toward downtown all within easy reach. Seller can remove the existing suite and convert the kitchen to a wet bar, while maintaining a suite-ready configuration for potential future conversion back to a suite.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2359955
Bedrooms	6
Bathrooms	5
Year Built	2025
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:	3 (or more) Storey, Attached-Side by Side
Total Living Area:	2,700 sq. ft.
Main Level Finished Area:	949 sq. ft.
Upper Level Finished Area:	1,751 sq. ft.
Below Grade Finished Area:	878 sq. ft.
Lot Area:	3,003 sq. ft.
Lot Frontage:	7'7½"
Front Exposure:	Southeast
Entry Level:	1
Levels:	Three Or More
End Unit:	1 Common Wall
Total Rooms Above Grade:	8
Year built:	2025 (Age: 1)
Bedrooms:	6 (Above Grd: 4)
Bedrooms Above Grade:	4
Bedrooms On Main:	0
Bedrooms Below Grade:	2
Bathrooms:	5.0 (Full:4, Half:1)
Num Ensuite Baths:	2
Plan:	8321AF

Heating:	In Floor, Electric, Forced Air, Natural Gas
Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	Yes
Construction Material:	Composite Siding, Wood Frame, Wood Siding
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Hardwood, Tile, Vinyl Plank
Cooling:	Rough-In
Fireplaces:	1
Fireplace Details:	Gas, Living Room
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached, Insulated
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Unit, Multiple Locations, Upper Level
City Quadrant:	Northwest
Community:	Parkdale (Calgary)
Appliances:	Bar Fridge, Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer
Inclusions:	Alarm system. SUITE APPLIANCES: Refrigerator, Electric Stove, Microwave Hood Fan, Dishwasher, Washer, Dryer
Restrictions:	None Known
Main Floor	Dining Room · 12'10" × 11'9" ·
Main Floor	Kitchen · 16'10" × 13'8" ·

Main Floor	Living Room · 14'11" × 13'11" ·
Main Floor	Den · 6'8" × 6'1" ·
2nd Floor	Laundry · 9'3" × 5'8" ·
2nd Floor	Bedroom - Primary · 13'4" × 12'10" ·
2nd Floor	Walk-In Closet · 9'2" × 6'4" ·
2nd Floor	Bedroom · 14'11" × 9'6" ·
2nd Floor	Bedroom · 11'6" × 10'5" ·
3rd Floor	Bedroom · 16'7" × 11'5" ·
3rd Floor	Walk-In Closet · 8'9" × 8'2" ·
3rd Floor	Balcony · 16'4" × 5'6" ·
Basement	Living Room · 15'4" × 11'2" ·
Basement	Kitchen · 12'8" × 9'8" ·
Basement	Laundry · 5'11" × 5'8" ·
Basement	Bedroom · 11'3" × 10'2" ·
Basement	Bedroom · 13'2" × 9'11" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Walking/Bike Paths
Interior Features:	Bar, Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Separate Entrance, Soaking Tub, Stone Counters, Storage, Tankless Hot Water, Walk-In Closet(s), Wired for Sound
Exterior Features:	Private Yard
Patio And Porch Features:	Balcony(s), Deck
Lot Features:	Back Lane, Back Yard, Landscaped, Lawn, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary

Zone:	CAL Zone CC
Zoning:	R-C2
Listed Date:	Nov 25, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/525-32-street-nw-calgary-a2359955/

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Data was last updated November 27, 2026 at 04:05 PM (UTC)

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