

# \$1,499,900 - 525 32 Street Nw, Calgary

MLS® #A2226469

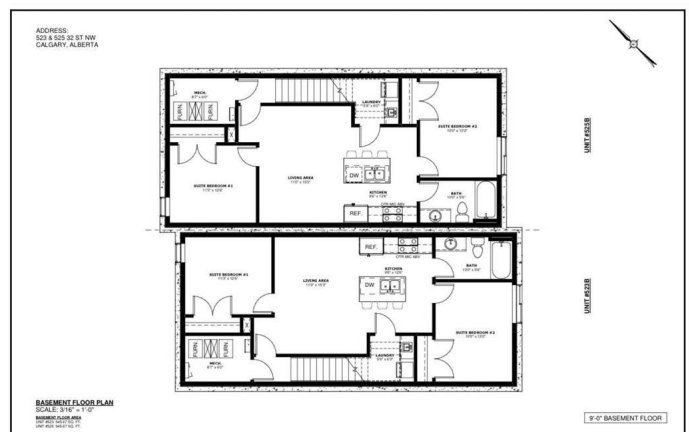
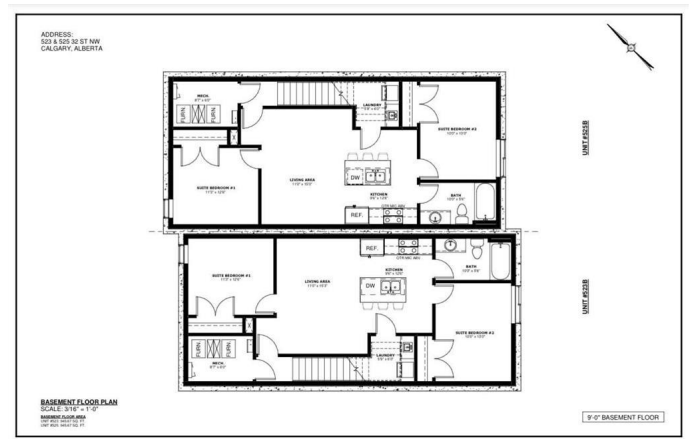
**\$1,499,900**

6 Bedroom, 4.00 Bathroom, 2,684 sqft

Residential on 0.07 Acres

Parkdale, Calgary, Alberta

Situated just steps from the river in Parkdale, one of Calgary's most desirable central communities, this striking modern residence offers just under 2700 sq ft of masterfully designed living space across the three upper levels, with another 945 sq ft below grade. The main floor welcomes you (under flat painted ceilings on all levels) with a spacious dining area off the entry; flowing seamlessly into a designer kitchen, featuring a showstopping 10-foot quartz island and sleek modern finishes. At the rear of the main, a bright and airy living room with a contemporary gas fireplace opens with sliders to the west facing backyard expanding onto a vinyl deck with glass railings. A mudroom, tucked-away powder room, and main floor office with a glass door, complete this gorgeous space. The second floor offers a true primary retreat with a massive ensuite featuring heated floors, and walk-in closet, alongside two additional bedrooms—each with their own walk-in closet—a full bathroom, and a well-appointed laundry area. The upper loft level is a standout feature; with a second primary bedroom, full ensuite (again with heated floors), a steam shower, dual walk-in closets, a versatile bonus area, and both front and rear balconies, offering stunning outdoor escapes. A fully legal basement suite adds even more flexibility, complete with two bedrooms, shared living area, and a full kitchen—ideal for guests, rental income, or multigenerational living. With no shortage of bedrooms or closet space, this



home is as functional as it is beautiful. Additional highlights include; a roughed-in security system, roughed-in air conditioning, a roughed-in vacuum system, exposed aggregate steps and sidewalks, full landscaping, and an unbeatable location. Surrounded by nature, amenities, parks, pathways, cafes, the Bow River, and everything inner-city Calgary has to offer, this is not one to miss!!

Built in 2025

**Essential Information**

MLS® #	A2226469
Price	\$1,499,900
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,684
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	3 Storey, Side by Side
Status	Active

**Community Information**

Address	525 32 Street Nw
Subdivision	Parkdale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N2V8

**Amenities**

Parking Spaces	2
Parking	Double Garage Detached

# of Garages	2
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## Interior

Interior Features	See Remarks
Appliances	Bar Fridge, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Suite

## Exterior

Exterior Features	Balcony
Lot Description	See Remarks
Roof	Flat Torch Membrane, Asphalt Shingle
Construction	See Remarks, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 1st, 2025
Days on Market	96
Zoning	R-CG

## Listing Details

Listing Office	The Real Estate District
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