

# \$1,350,000 - 915 32 Street Nw, Calgary

MLS® #A2267277

**\$1,350,000**

4 Bedroom, 4.00 Bathroom, 1,971 sqft

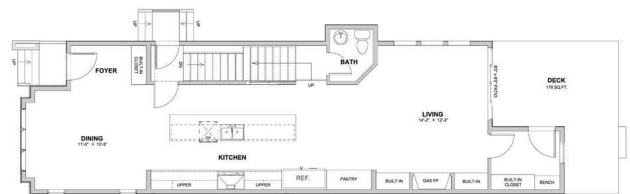
Residential on 0.14 Acres

Parkdale, Calgary, Alberta

Modern design meets family-friendly function in this BRAND NEW DETACHED PARKDALE home steps from the Bow River pathway and minutes to Foothills Hospital, the University of Calgary, and Market Mall. Highlights include a 10-FT MAIN FLOOR, VAULTED UPPER HALLWAY AND PRIMARY SUITE, JACK & JILL BATH for the kids, GLASS-WALLED HOME GYM, and an L-SHAPED WET BAR with wine display. Surrounded by mature trees and great local spots, this home balances inner-city lifestyle with everyday livability.

The moment you step inside, the layout feels intentional. The foyer is open and bright, leading to a front dining space that naturally connects to the central kitchen. With its 10-foot ceilings, clean lines, and layered lighting, the main floor feels airy yet defined. The kitchen sits at the heart of the home with a built-in pantry, full-height cabinetry, and plenty of prep space with an upgraded appliance package. Toward the back, the LIVING ROOM centers around a GAS FIREPLACE framed by custom built-ins, with a large patio door that pulls in natural light from the backyard.

Tucked behind the main living space is a CLOSED MUDROOM – an upgrade that instantly makes daily life smoother. It features a BENCH and CLOSET with direct access to the rear entry, keeping sports gear, strollers, and groceries organized and out of sight. The POWDER ROOM is smartly positioned off the



stair landing before heading upstairs, maintaining privacy without interrupting the main floor's flow.

Upstairs, the VAULTED HALLWAY adds a sense of openness before heading into the PRIMARY SUITE – a true retreat with its own VAULTED CEILING, generous WALK-IN CLOSET, and an ENSUITE that brings a boutique-hotel vibe w/ oversized shower, double vanity, and soaker tub. The two secondary bedrooms are well-sized, each with good closet space and connected by a shared JACK & JILL BATHROOM, perfect for kids or teens. A full LAUNDRY ROOM with built-in cabinetry rounds out this level.

Downstairs is designed for versatility, w/ a large FAMILY ROOM that anchors the space for movie nights or weekend gatherings, complete with an L-SHAPED WET BAR featuring a sink and WINE DISPLAY that makes entertaining effortless. The GLASS-WALLED HOME GYM doubles as a flex room, ideal for workouts, a playroom, or a quiet home office. There's also a guest bedroom and full bath that feel as considered as the rest of the home.

Located in Parkdale, you're in one of Calgary's most connected communities. The river pathway is just a short walk away for runs or bike rides. Coffee at Lazy Loaf & Kettle is a two-minute stroll. Foothills Hospital, the University District, and Alberta Children's Hospital are all within a five-minute drive. Riley Park, Queen Elizabeth School, and Parkdale Elementary are nearby, while Kensington's restaurants and shops are less than ten minutes from your door. It's that rare combination of quiet residential living with instant access to the city's best amenities that you'll adore!

Built in 2026

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2267277    |
| Price          | \$1,350,000 |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,971       |
| Acres          | 0.14        |
| Year Built     | 2026        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                  |
|-------------|------------------|
| Address     | 915 32 Street Nw |
| Subdivision | Parkdale         |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2N 2W3          |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

**Interior**

|                   |                                                                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Walk-In Closet(s) |
| Appliances        | Dishwasher, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer                                                       |
| Heating           | Forced Air                                                                                                                                        |
| Cooling           | Rough-In                                                                                                                                          |
| Fireplace         | Yes                                                                                                                                               |

|                 |                  |
|-----------------|------------------|
| # of Fireplaces | 1                |
| Fireplaces      | Gas, Living Room |
| Has Basement    | Yes              |
| Basement        | Full             |

## Exterior

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Private Yard                                                                              |
| Lot Description   | Back Lane, Back Yard, City Lot, Front Yard, Low Maintenance Landscape, Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle                                                                                         |
| Construction      | Brick, Stucco                                                                                           |
| Foundation        | Poured Concrete                                                                                         |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 28th, 2025 |
| Days on Market | 2                  |
| Zoning         | SR                 |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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