

\$999,000 - 1933 32 Avenue Sw, Calgary

MLS® #A2208258

\$999,000

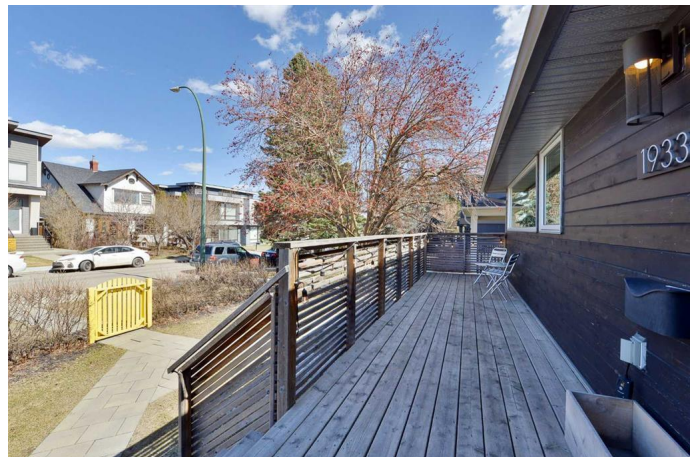
4 Bedroom, 4.00 Bathroom, 1,673 sqft
Residential on 0.11 Acres

South Calgary, Calgary, Alberta

Welcome to 1933 32 Avenue SW â€” a one-of-a-kind inner-city masterpiece where timeless design meets modern living in the heart of vibrant Marda Loop! Completely rebuilt and professionally renovated by Rectangle Design in 2012, this stunning 4-bedroom, 3.5-bathroom detached home sits proudly on a rare 37.5' x 125' lot â€” offering over 2,400 sq ft of stylish, functional, and light-filled living space across three beautifully finished levels.

From the moment you arrive, this home steals the show with its rich cedar-clad exterior, tree-lined street, and undeniable curb appeal. Inside, the attention to detail is everywhere â€” soaring slanted ceilings, warm solid maple hardwood floors, custom cedar design elements, and an abundance of natural light pouring in through skylights and expansive south-facing windows.

Designed for everyday living and elevated entertaining, the bright, minimalist-inspired kitchen is the heart of the home â€” featuring sleek quartz & maple countertops, built-in pantry, hidden storage throughout, stainless-steel appliances, and seamless flow into a cozy yet sophisticated living space. A stunning European StÃv wood-burning fireplace adds warmth and character, while built-in speakers enhance the ambiance throughout. A magnificent mudroom connects the front and side entrances â€” offering a



practical and stylish space to keep coats, shoes, bags, and daily essentials all in one convenient spot.

Step outside to your private, sunny south-facing backyard – perfect for relaxing summer evenings, BBQs, or letting kids play freely in this larger-than-average inner-city yard.

Upstairs, the vibe continues with 3 spacious bedrooms including a primary retreat complete with dramatic slanted wood ceilings, custom built-ins, and a sleek ensuite. The fully finished lower level adds incredible flexibility with a 4th bedroom (or oversized rec room with sliding wall), a full bath, a media/family room, laundry, and loads of cleverly hidden storage.

And it doesn’t stop there – recent updates and upgrades include: New Furnace (2022), Central A/C (2022), Range (2023), Power installed for Level 2 EV Charger in detached garage.

This is a rare chance to own an architectural beauty that perfectly balances mid-century modern charm with all the comforts and conveniences of today’s lifestyle – right in the heart of one of Calgary’s most sought-after neighbourhoods with truly wonderful neighbours.

This home has it all – warmth, style, functionality, and an unbeatable inner-city location just steps to the shops, restaurants, parks, and energy of Marda Loop.

Built in 1953

Essential Information

| | |
|----------|-----------|
| MLS® # | A2208258 |
| Price | \$999,000 |
| Bedrooms | 4 |

| | |
|----------------|-------------|
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,673 |
| Acres | 0.11 |
| Year Built | 1953 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 1933 32 Avenue Sw |
| Subdivision | South Calgary |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2T 1W5 |

Amenities

| | |
|----------------|--------------------------------------|
| Parking Spaces | 1 |
| Parking | Alley Access, Single Garage Detached |
| # of Garages | 1 |

Interior

| | |
|-------------------|---|
| Interior Features | Breakfast Bar, Built-in Features, Ceiling Fan(s), High Ceilings, Kitchen Island, Open Floorplan, See Remarks, Storage, Vaulted Ceiling(s), Wired for Sound, Natural Woodwork, Skylight(s) |
| Appliances | Dishwasher, Garage Control(s), Gas Stove, Refrigerator, Window Coverings |
| Heating | Forced Air |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Wood Burning, Wood Burning Stove |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--------------------------------|
| Exterior Features | Fire Pit, Garden, Private Yard |
| Lot Description | Back Lane, Back Yard |
| Roof | Metal, See Remarks |
| Construction | Wood Frame, Cedar, See Remarks |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 14th, 2025 |
| Days on Market | 5 |
| Zoning | R-CG |

Listing Details

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|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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