

# \$879,900 - 2615 32 Street Sw, Calgary

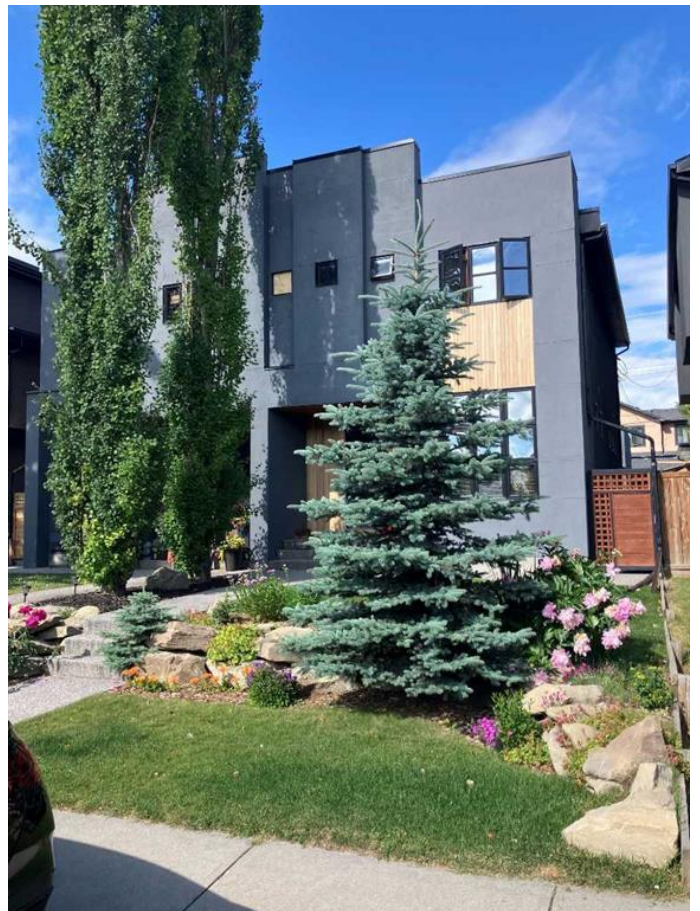
MLS® #A2240807

**\$879,900**

3 Bedroom, 4.00 Bathroom, 1,810 sqft  
Residential on 0.07 Acres

Killarney/Glengarry, Calgary, Alberta

Welcome home to this beautifully crafted, exceptional, family friendly home with over 2600 SF of developed space in desirable Killarney offering a quiet location and a private and secluded west facing backyard for your summer enjoyment! A cheery landscaped front approach with many perennials opens to the front foyer and main floor which features 9 foot ceilings & Tigerwood hardwood floors throughout. Enjoy relaxing in the living room in front of the gas fireplace with entertainment built-ins, host gatherings of friends and family in the spacious dining room overlooked by the chef's inspired kitchen offering granite counters, island with breakfast bar, gas range, oversized fridge/freezer, built-in microwave, under-cabinet lighting and an abundance of cabinets and pantry space. 2 pc powder room completes the floor. The primary retreat upstairs is spacious, easily accommodates king-sized furniture and showcases TWO walk-in closets and a spa-inspired ensuite with dual jetted, soaker tub, STEAM shower and granite counter vanity. Two additional bedrooms, 4 piece main bath and upper floor laundry with upper cabinets (so convenient) completes the level. Lower level with HUGE rec room, separate entertainment space with custom built-ins, wet bar with beverage fridge AND dishwasher, 4 piece bath and extra storage with shelving completes the homes floor plan. The back yard is a delight with poured concrete patio, BBQ gas line and mature landscaping and cedar fencing for



privacy - the perfect spot for your outdoor entertaining. Thoughtful features include many pot lights & custom maple cabinetry throughout, granite counters in ALL baths & kitchen, stair lighting, soft close drawers, in-floor heating in lower level, rough-in for sound, wired-in security system and 3 panels, air conditioning, fully landscaped front and rear yards, insulated and drywalled double detached garage to keep your vehicles out of the elements. The back lane is also paved - a great convenience! Killarney offers your family a vibrant lifestyle while still showcasing a touch of quiet suburban appeal. Local area schools, shopping, restaurants, green spaces and recreation spots are waiting to be discovered â€“ Marda Loop and Mount Royal University are a short drive away and downtown is easily accessible via Bow Trail or Westbrook LRT. This stunning home shows 10/10 â€“ book your viewing today!

Built in 2006

**Essential Information**

MLS® #	A2240807
Price	\$879,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,810
Acres	0.07
Year Built	2006
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

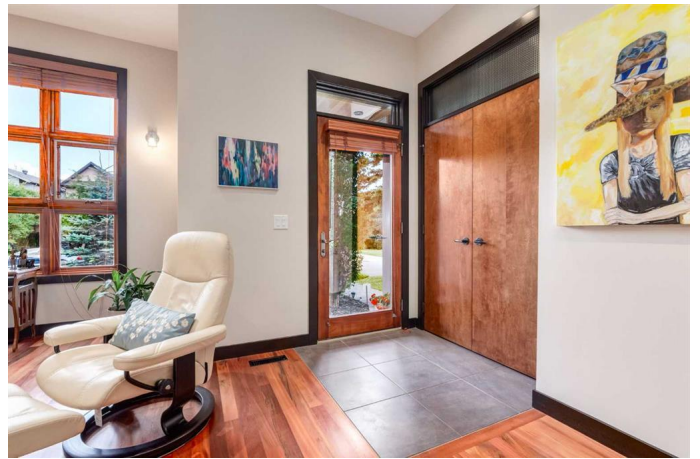
**Community Information**

Address	2615 32 Street Sw
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Subdivision	Killarney/Glengarry
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 2R8

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2



### Interior

Interior Features	Bar, Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Recessed Lighting, Soaking Tub, Steam Room, Storage, Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Glass Doors, Living Room
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot
Roof	Asphalt
Construction	Cedar, Stucco, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	July 17th, 2025
Days on Market	4
Zoning	R-CG

### Listing Details

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