

# \$739,000 - 1, 1720 32 Street Sw, Calgary

MLS® #A2232828

## \$739,000

3 Bedroom, 4.00 Bathroom, 1,308 sqft

Residential on 0.00 Acres

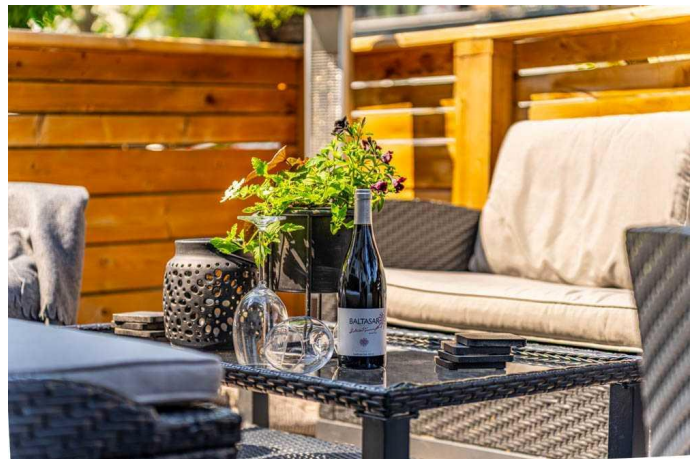
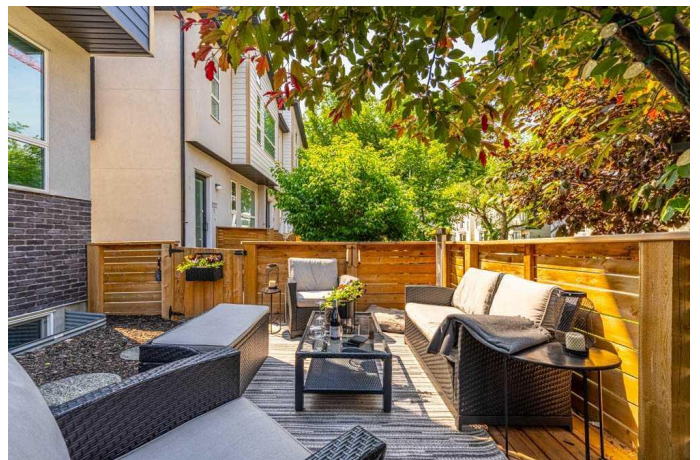
Shaganappi, Calgary, Alberta

\*\*\*OPEN HOUSE SUNDAY JULY 6, 1-3

PM\*\*\* Stunning 3-bed, 3.5-bath former showhome in the heart of Shaganappi! This beautifully designed luxury townhouse, built in 2020, offers 1,842 sq ft of developed living space across three thoughtfully planned levels. As a former showhome, it showcases numerous upgrades, refined finishes, and exceptional comfort throughout. Enjoy central air conditioning, high-end details, and a layout built for both style and function. The west-facing front yard is fully fenced and low maintenance, featuring a large deck with a gas BBQ hookup—perfect for summer entertaining or peaceful evenings outdoors.

Inside, you're welcomed by soaring 10' ceilings, engineered hardwood floors, and a bright, open-concept main level. The living room centers around a sleek electric fireplace, flowing seamlessly into a spacious dining area and a chef's kitchen equipped with stainless steel appliances, ceiling-height cabinetry, a generous quartz island, and ample storage. A stylish powder room completes the main floor.

Upstairs, the primary retreat impresses with vaulted ceilings, expansive west-facing windows with custom blinds, a large walk-in closet with built-ins, and a spa-inspired ensuite featuring heated floors, a freestanding tub, oversized glass shower, and double vanity. The second bedroom also offers custom blinds, its own full ensuite with heated floors, and convenient access to upper-level laundry.



The fully finished basement expands the living space with a spacious rec room, wet bar, third bedroom with walk-in closet, and full 4-piece bathroom—ideal for guests, teens, or entertaining. You'll also appreciate the extensive storage space, providing plenty of room to keep everything organized and out of sight.

Additional features include in-ceiling speakers, skylights, quartz countertops throughout, high ceilings on all levels, and a single detached garage for added convenience and security.

This home blends luxury with inner-city lifestyle in one of Calgary's most desirable neighbourhoods. Enjoy nearby green spaces, bike paths, Shaganappi Golf Course, and the vibrant energy of 17th Avenue SW—with its restaurants, shops, and cafes. Just a short walk to the LRT and transit, the location is truly unbeatable.

This move-in-ready gem checks every box for luxury, lifestyle, and location. Book your private showing today!

Built in 2020

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2232828      |
| Price          | \$739,000     |
| Bedrooms       | 3             |
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,308         |
| Acres          | 0.00          |
| Year Built     | 2020          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 1, 1720 32 Street Sw |
| Subdivision | Shaganappi           |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3C 1N5              |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 1                      |
| Parking        | Single Garage Detached |
| # of Garages   | 1                      |

### **Interior**

|                   |                                                                                                                                                                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Bookcases, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Skylight(s), Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound |
| Appliances        | Built-In Oven, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Window Coverings, Electric Oven                                                                                |
| Heating           | Central, In Floor, Forced Air, Natural Gas, Fireplace(s)                                                                                                                                                                                         |
| Cooling           | Central Air                                                                                                                                                                                                                                      |
| Fireplace         | Yes                                                                                                                                                                                                                                              |
| # of Fireplaces   | 1                                                                                                                                                                                                                                                |
| Fireplaces        | Electric, Decorative, Great Room                                                                                                                                                                                                                 |
| Has Basement      | Yes                                                                                                                                                                                                                                              |
| Basement          | Finished, Full                                                                                                                                                                                                                                   |

### **Exterior**

|                   |                                             |
|-------------------|---------------------------------------------|
| Exterior Features | BBQ gas line, Lighting                      |
| Lot Description   | Back Lane, Level, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                             |
| Construction      | Stucco, Wood Frame                          |
| Foundation        | Poured Concrete                             |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 26th, 2025 |
| Days on Market | 8               |
| Zoning         | M-C1            |

**Listing Details**

Listing Office                      Coldwell Banker Mountain Central

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.