

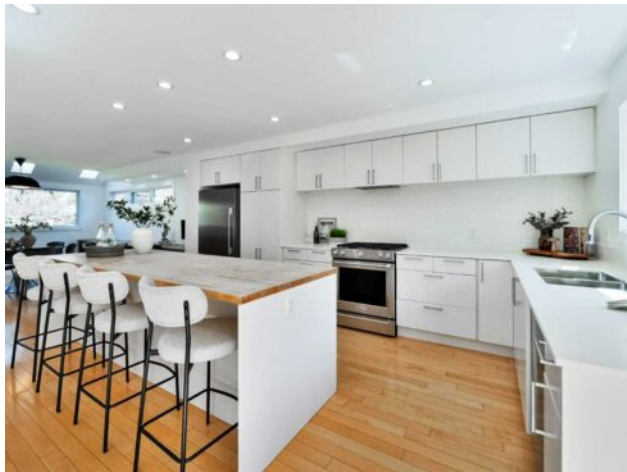


**DJ Golden**  
**REAL ESTATE**

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**1933 32 Avenue SW**  
**Calgary, Alberta**

**MLS # A2208258**



**\$999,000**

<b>Division:</b>	South Calgary		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,673 sq.ft.	<b>Age:</b>	1953 (72 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Single Garage Detached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Metal, See Remarks	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cedar, See Remarks, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Ceiling Fan(s), High Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, See Remarks, Skylight(s), Storage, Vaulted Ceiling(s), Wired for Sound		
<b>Inclusions:</b>	Hood Fan		

\*Open House Sat April 26th 2:30-4:00PM\* Welcome to 1933 32 Avenue SW &mdash; 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 &mdash; 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 &mdash; 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 &mdash; 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 St&ucirc;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 &mdash; 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 &mdash; 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.