

# \$815,000 - 2201 32 Street Sw, Calgary

MLS® #A2252018

**\$815,000**

4 Bedroom, 5.00 Bathroom, 1,683 sqft

Residential on 0.00 Acres

Killarney/Glengarry, Calgary, Alberta

NOW SELLING “ 3 STORY LUXURY TOWNHOMES | 4 UNITS AVAILABLE | UNDER CONSTRUCTION IN KILLARNEY! Proudly built by Mainstream Developments, these stunning three-storey townhomes offer the perfect blend of luxury, function, and location. Situated on a quiet, tree-lined street in the highly desirable inner-city community of Killarney, each unit features 3 above grade levels, a fully finished basement, rooftop patio, and over 2,200 sq ft of developed living space. The open-concept main floor showcases modern finishes including wide luxury vinyl plank flooring, a gas fireplace, and a chef-inspired kitchen with quartz countertops, full height kitchen cabinets and a gas stove. On the second floor, you'll find two spacious bedrooms, each with its own full bathroom, custom closets plus a full laundry area. The third floor is dedicated to a luxurious primary suite, complete with a large walk-in closet, a spa-like ensuite, and access to your private rooftop patio—perfect for entertaining or unwinding with city views. The basement comes fully finished with a spacious Rec Room, a Wet Bar perfect for entertaining, a large bedroom and a full 3pc bathroom. With construction well underway, this is your opportunity to secure a brand-new luxury townhome in one of Calgary’s most sought-after neighbourhoods. Perfectly situated steps away from parks, schools and more. For leisure the Shagnappi Golf Course, Killarney Rec Centre and 17th Avenue’s



dining & shopping scene is just minutes from your door! Presales available nowâ€”donâ€™t miss out! \*Interior photos are for illustration purposes only, finishes may vary.

Built in 2025

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2252018      |
| Price          | \$815,000     |
| Bedrooms       | 4             |
| Bathrooms      | 5.00          |
| Full Baths     | 4             |
| Half Baths     | 1             |
| Square Footage | 1,683         |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

**Community Information**

|             |                     |
|-------------|---------------------|
| Address     | 2201 32 Street Sw   |
| Subdivision | Killarney/Glengarry |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T3E 2R4             |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 1                      |
| Parking        | Single Garage Detached |
| # of Garages   | 1                      |

**Interior**

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Double Vanity, Open Floorplan, Quartz Counters, Closet Organizers, Recessed Lighting |
| Appliances        | Dishwasher, Gas Stove, Microwave, Range Hood, Refrigerator                                              |

|                 |                          |
|-----------------|--------------------------|
| Heating         | Forced Air, Fireplace(s) |
| Cooling         | None                     |
| Fireplace       | Yes                      |
| # of Fireplaces | 1                        |
| Fireplaces      | Gas, Living Room         |
| Has Basement    | Yes                      |
| Basement        | Finished, Full           |

## Exterior

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior Features | Private Entrance, Private Yard    |
| Lot Description   | Landscaped                        |
| Roof              | Asphalt Shingle                   |
| Construction      | Concrete, Wood Frame, Wood Siding |
| Foundation        | Poured Concrete                   |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 27th, 2025 |
| Days on Market | 85                |
| Zoning         | RC-G              |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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