\$850,000 - 2109 32 Avenue Sw, Calgary

MLS® #A2224549

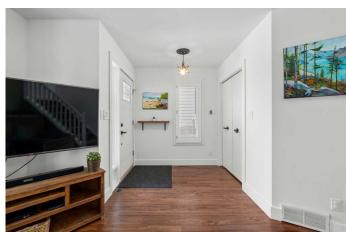
\$850,000

4 Bedroom, 4.00 Bathroom, 1,704 sqft Residential on 0.07 Acres

Richmond, Calgary, Alberta

Located in the sought-after inner-city neighborhood of RICHMOND, this well-maintained home offers exceptional value with thoughtful updates, a SOUTH-FACING BACKYARD, and a fully finished basement. Inside, the front living room features a modern PANELLED FEATURE WALL and large windows with PLANTATION SHUTTERS, filling the space with natural light. An ENCLOSED FLEX ROOM houses the LAUNDRY and built-in CABINETRY, ideal as a home office, hobby space, or extra storage. The kitchen is beautifully updated with STAINLESS STEEL APPLIANCES, a GAS STOVE, FLOATING WOOD SHELVES, subway tile backsplash, and a CENTRAL ISLAND overlooking the dining area. A second rear living room at the back of the home features a VAULTED CEILING and a cozy WOOD-BURNING FIREPLACEâ€"perfect for relaxed evenings with a view of the SOUTH BACKYARD, A 2PC POWDER ROOM completes the main level. Upstairs, a SKYLIGHT brightens the hallway leading to two spacious secondary bedrooms and a 4pc main bath. The primary bedroom is a true retreat with room to spare, a WALK-IN CLOSET, and an updated 3PC ENSUITE with a large STAND-UP SHOWER and QUARTZ COUNTERTOP VANITY. Downstairs, the FULLY FINISHED BASEMENT offers flexible living with a LARGE REC ROOM, 4TH BEDROOM with a WALK-IN CLOSET, a 4PC BATH, and plenty of storage. The SOUTH







BACKYARD feels like a private escape with MATURE TREES, a COMPOSITE DECK, and PET-FRIENDLY SYNTHETIC GRASS.
Additional highlights include CENTRAL AIR CONDITIONING, FLAT PAINTED CEILINGS, an oversized DOUBLE DETACHED GARAGE with GAS HEATER and ATTIC STORAGE, newer HIGH-EFFICIENCY FURNACE, and HOT WATER TANK (2023). Situated on a quiet street with a PAVED BACK LANE and just minutes to Marda Loop, schools, parks, and quick access to downtown, this is inner-city living with room to grow and relax.

Built in 1991

Essential Information

MLS® # A2224549 Price \$850,000

Bedrooms 4

Bathrooms 4.00

Full Baths 3 Half Baths 1

Square Footage 1,704 Acres 0.07

Year Built 1991

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

Community Information

Address 2109 32 Avenue Sw

Subdivision Richmond

City Calgary
County Calgary
Province Alberta

Postal Code T2T 1W9

Amenities

Parking Spaces 2

Parking Double Garage Detached, Heated Garage, Insulated, Oversized, Paved

of Garages 2

Interior

Interior Features Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet

Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Skylight(s), Soaking Tub, Storage, Walk-In

Closet(s)

Appliances Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas

Stove, Range Hood, Refrigerator, Washer, Water Softener, Window

Coverings

Heating High Efficiency, Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes # of Fireplaces 1

Fireplaces Family Room, Wood Burning

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Private Yard

Lot Description Back Lane, Back Yard, Landscaped, Low Maintenance Landscape,

Paved

Roof Asphalt Shingle

Construction Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed May 28th, 2025

Days on Market 19

Zoning R-CG

Listing Details

Listing Office eXp Realty

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