

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

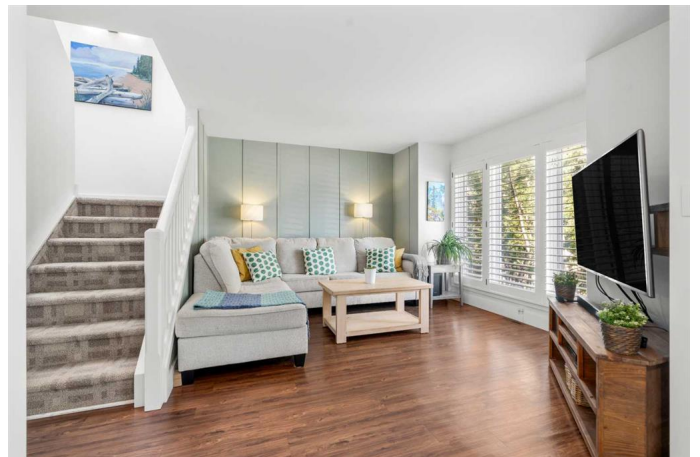
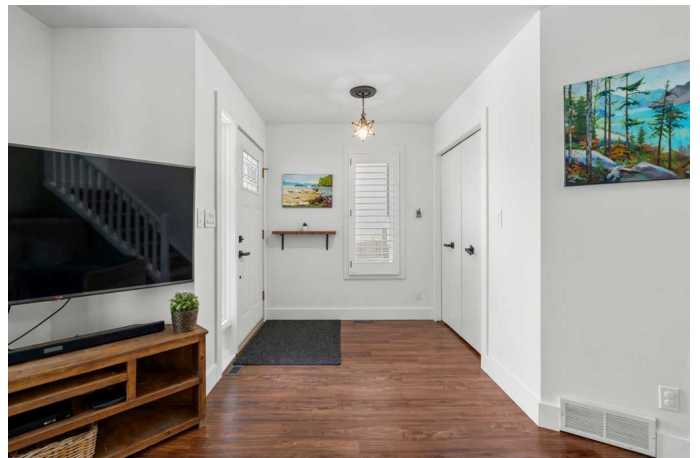
MLS® #A2224549

\$850,000

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

Richmond, Calgary, Alberta

OPEN HOUSE SUNDAY JUNE 1st 12-2pm 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 FIREPLACE—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 | 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), Bookcases |
| 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 | 2 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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