

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

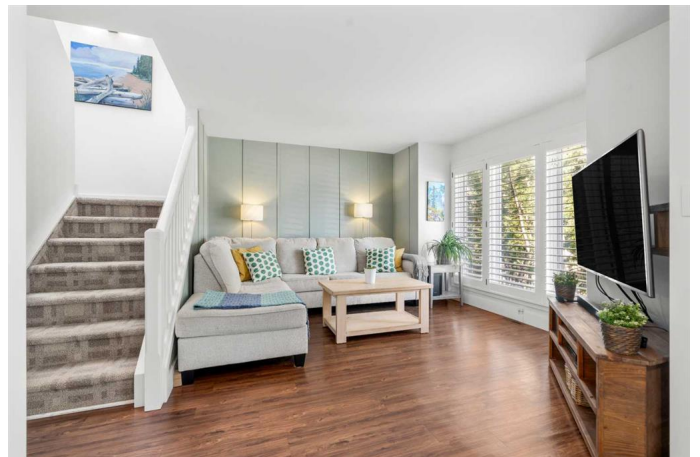
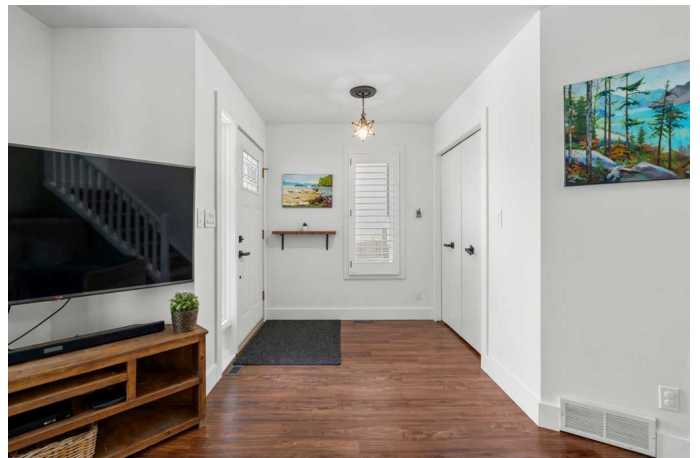
MLS® #A2224549

## \$850,000

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

Richmond, Calgary, Alberta

\*\*\*OPEN HOUSE SUNDAY, JUNE 8th  
2-4pm\*\*\* 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 CABINETS, 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	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	9
Zoning	R-CG

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.