

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

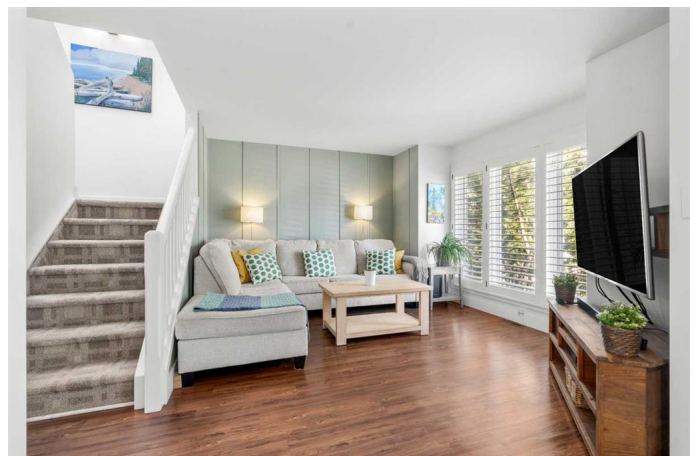
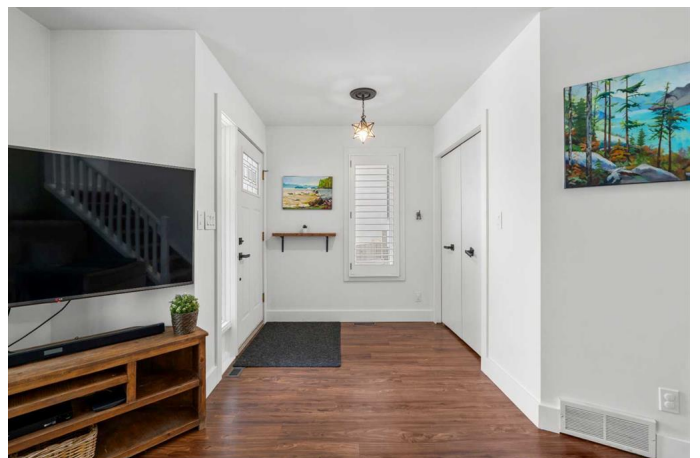
MLS® #A2224549

**\$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 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	19
Zoning	R-CG

## Listing Details

Listing Office	eXp Realty
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