

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

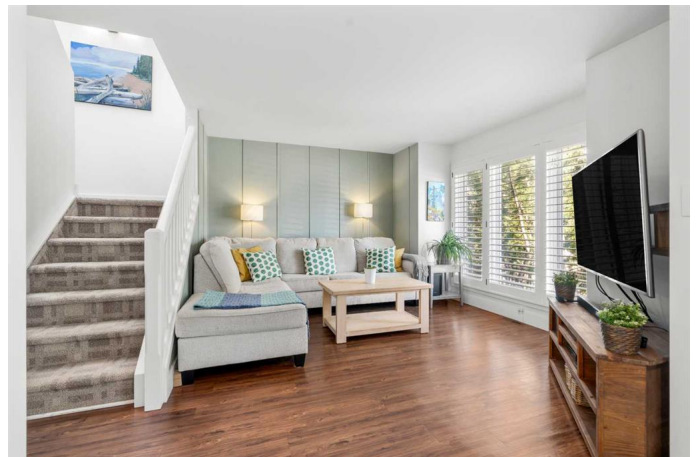
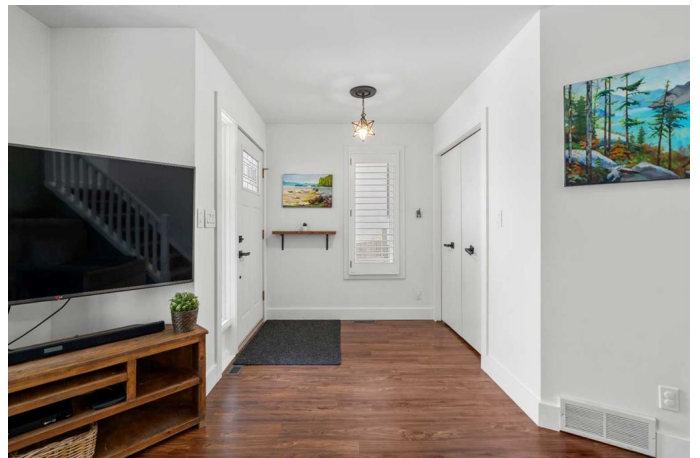
MLS® #A2224549

**\$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 |
|----------------|------------|

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