

\$799,900 - 2704 32 Avenue Sw, Calgary

MLS® #A2090997

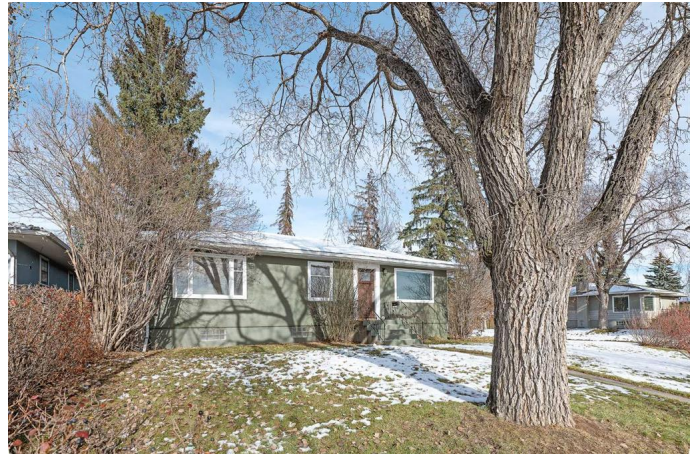
\$799,900

4 Bedroom, 2.00 Bathroom, 1,140 sqft

Residential on 0.17 Acres

Richmond, Calgary, Alberta

OPEN HOUSE SATURDAY, NOVEMBER 11TH FROM 11:30 AM - 1:30 PM. Step into this impeccably updated 3+1 bedroom bungalow gracing a generous 60'x125' corner lot in the well-established community of Richmond. The main level greets you with original refinished hardwood floors and textured ceilings, setting the stage for the spacious living room with a welcoming feature fireplace. This inviting space seamlessly flows into the formal dining area, complete with patio doors leading to the rear deck. Just off the dining area, a beautifully renovated kitchen awaits, boasting elegant black granite countertops, a classic white subway tile backsplash, pristine white cabinets, stainless steel appliances, and a cozy eating area. Three bedrooms and an updated 4-piece bathroom with tile surround and an oak vanity featuring a granite countertop complete the main level. The basement reveals a thoughtfully designed living space, with engineered white oak flooring enhancing a generously sized family room, a remarkably spacious bedroom with a walk-in closet, a comfortable office space, and a modernized 3-piece bathroom. The basement also accommodates a practical laundry room with a sink and ample storage space. Other notable features include central air conditioning, high efficiency furnace & 100 amp electrical panel (both approximately 10 years old) & hot water tank (approximately 3 years old). Outside, relish the serene ambiance of mature trees, a



vast backyard with a deck, and easy access to a single detached garage alongside a convenient parking pad. The location is truly unbeatable, nestled next to the peaceful Richmond Park, offering convenient walking and biking access to Richmond Green playground and tennis courts. Enjoy close proximity to the vibrant Marda Loop, excellent schools, shopping options, public transit, and easy access to Crowchild Trail. This home harmonizes style, comfort, and an exceptional location.

Built in 1952

Essential Information

MLS® #	A2090997
Price	\$799,900
Sold Price	\$819,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,140
Acres	0.17
Year Built	1952
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	2704 32 Avenue Sw
Subdivision	Richmond
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 0W2

Amenities

Parking Spaces	2
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Parking	Parking Pad, Single Garage Detached
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Interior

Interior Features	Recessed Lighting, Soaking Tub
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Water Softener
Heating	High Efficiency, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard, Lawn, Landscaped
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 1st, 2023
Date Sold	November 14th, 2023
Days on Market	13
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX REAL ESTATE (CENTRAL)
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