

\$745,000 - 2445 32 Avenue Sw, Calgary

MLS® #A2099985

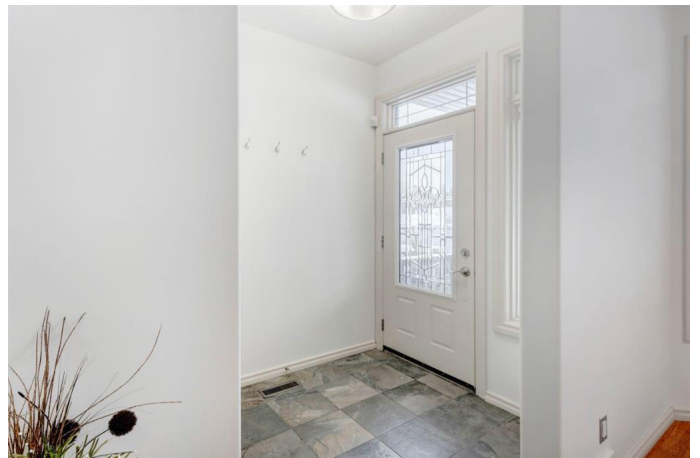
\$745,000

3 Bedroom, 4.00 Bathroom, 1,589 sqft

Residential on 0.07 Acres

Richmond, Calgary, Alberta

Live the life you love in a luxury semi-detached home situated in a cul-de-sac in the heart of South Calgary. Just 2 blocks from Marda Loop with a coveted location giving you quick access to Crowchild & 50 Ave SW. This home has an inviting stucco & stone façade with a charming front porch. Inside, a welcoming front entry leads way to a den, 2 piece bathroom & open concept living, dining and kitchen space. The kitchen features maple shaker cabinetry, stainless steel appliances, granite countertops, a built-in work station & corner pantry. This level also boasts new bamboo flooring, 9 foot ceilings and a tile surround gas fireplace w/ mantle. The second level reveals a skylight, 4 piece bathroom, laundry room and two bedrooms including a spacious master suite with vaulted ceilings, a built-in bench and a 4 piece ensuite. The basement is fully finished with in-floor heating, a games room/rec room, 4 piece bathroom and additional bedroom, R/I plumbing for bar. Also notable is a patio/deck in the backyard with a gas line as well as a double detached garage. Roof and shingles replaced on garage and house in 2014, Hot water tank replaced in 2019, Fridge, Dishwasher, Washer/ Dryer and Range replaced between 2018-2020. New kitchen sink in 2020. Humidifier 2024. Entire home has been freshly paint and LED lights installed throughout. Close proximity to schools, playgrounds, basketball court, and community rink. Only steps from the shops and restaurants of Marda Loop & a quick commute



to Downtown. Immediate possession. Live the life you love!

Built in 2003

Essential Information

MLS® #	A2099985
Price	\$745,000
Sold Price	\$725,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,589
Acres	0.07
Year Built	2003
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	2445 32 Avenue Sw
Subdivision	Richmond
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 1X4

Amenities

Parking Spaces	3
Parking	Alley Access, Double Garage Detached, Garage Door Opener, Insulated

Interior

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Skylight(s), Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Oven, Garage

	Control(s), Gas Water Heater, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	In Floor, Forced Air, Natural Gas, See Remarks
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room, Insert, Mantle, See Remarks
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Lawn, Landscaped, Level, Paved, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	January 12th, 2024
Date Sold	March 8th, 2024
Days on Market	56
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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