

\$750,000 - 2010 32 Avenue Sw, Calgary

MLS® #A2107201

\$750,000

4 Bedroom, 2.00 Bathroom, 979 sqft

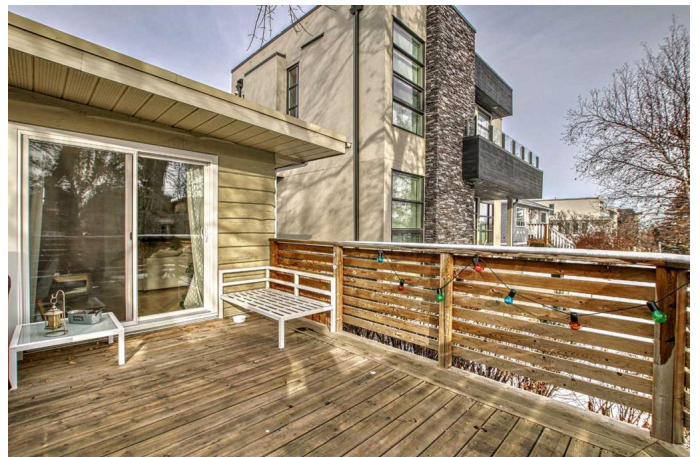
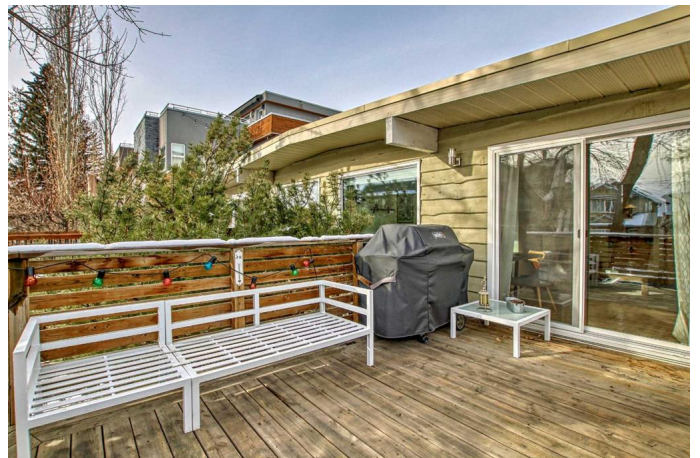
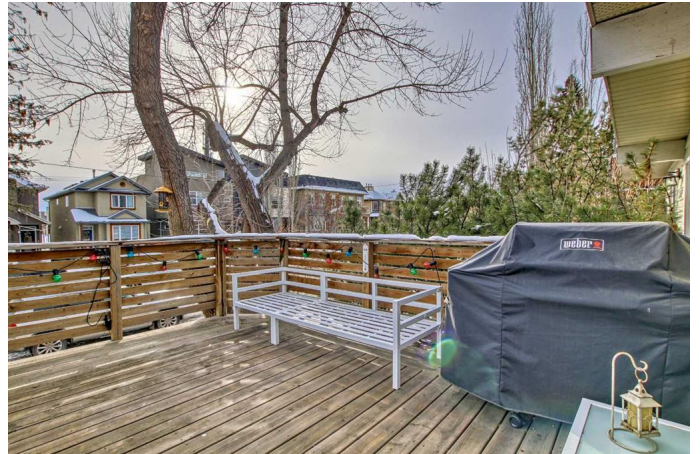
Residential on 0.07 Acres

South Calgary, Calgary, Alberta

OPEN HOUSE SAT FEB 17 & SUN FEB 18

1:30-3:30PM Amazing, charming home, lovingly updated for elegant inner city living with no condo fees! Don't let the unassuming exterior fool you-pamper yourself living in this luxurious home. Everything has been done so all you have to do is move in and enjoy. Enter through an updated modern door with 3 point multilock. Relax in the sun filled living room with vaulted wood ceilings. Dine in the bright dining room looking out to mature shrubs.

Note: All the windows have been updated to triple pane! Cook gourmet meals in the modern kitchen boasting stainless steel appliances. Enjoy summers on the private south facing front deck. Upstairs, there are 2 generous sized bedrooms, the master featuring a large walkin closet with plenty of storage. The main bath is right out of a high end luxury hotel boasting double sinks. The 3rd level also boasts 2 more bedrooms and another luxurious full bath. The 4th level features a huge rec room with ample south light, all finished in warm wood flooring, In addition, there is a huge crawl space, perfect for storage! Out back, there is a mature fenced yard and a large double detached garage. This home is totally sun filled and located with-in quick walking distance to the over 170 shops and services of Marda Loop including Blush Lane Organic Market, Highlander Wine and Spirits, Shoppers Drug Mart, Safeway and so much more. A lucky new owner will get to call this amazing



property home-make it yours!

Built in 1978

Essential Information

MLS® #	A2107201
Price	\$750,000
Sold Price	\$736,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	979
Acres	0.07
Year Built	1978
Type	Residential
Sub-Type	Semi Detached
Style	4 Level Split, Side by Side
Status	Sold

Community Information

Address	2010 32 Avenue Sw
Subdivision	South Calgary
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 1W6

Amenities

Parking Spaces	3
Parking	Double Garage Detached

Interior

Interior Features	Double Vanity, No Animal Home, No Smoking Home, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplaces	Basement
Has Basement	Yes

Basement Finished, Full

Exterior

Exterior Features Private Entrance, Private Yard, Storage
Lot Description Back Lane, Landscaped, Rectangular Lot
Roof Rolled/Hot Mop
Construction Concrete, Wood Siding
Foundation Poured Concrete

Additional Information

Date Listed February 11th, 2024
Date Sold March 5th, 2024
Days on Market 23
Zoning R-C2
HOA Fees 0.00

Listing Details

Listing Office RE/MAX House of Real Estate

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