

\$1,500,000 - 2134 32 Avenue Sw, Calgary

MLS® #A2113036

\$1,500,000

4 Bedroom, 4.00 Bathroom, 2,595 sqft

Residential on 0.10 Acres

Richmond, Calgary, Alberta

Embrace a luxurious and convenient inner city lifestyle in this 2012 Maillot Homes build, right in the heart of vibrant Marda Loop. This modern designed 2-storey emulates craftsmanship, comfort and functionality, and is over 3,827 total sq.ft. The exterior offers unrivalled curb appeal and is characterized by angled roof detailing, cedar slats and a pristinely landscaped yard. Soaring 19ft ceilings in the entryway coupled with a unique chandelier give a bright welcome into the expansive foyer. Follow the immaculately maintained maple hardwood flooring into the adjacent flex room with large south-facing windows; an ideal home office or cozy den area. The nearby chef's kitchen is adorned with state-of-the-art inclusions sure to impress at dinner parties. Open up the custom Walnut cabinetry to reveal endless storage and integrated stainless steel appliances, including a Viking gas stove top and Miele oven and refrigerator. Quartz countertops, a spacious kitchen island and nook, along with the built-in pantry are indulgent features that seamlessly tie everything together. Towards the rear is the family room, providing the perfect opportunity to gather around the Walnut clad gas fireplace and bookshelves. A polished powder room and large mud room with a built-in bench, cabinets, and shelving at the rear complete the main level of the home. Ascend the glass-framed staircase to the second floor, which hosts three large bedrooms all with their own walk-in closets. The second and third both



directly connect via Jack-and-Jill doors to a full bathroom, with a conveniently located laundry room also on this level that includes a large counter space with sink and built-in cabinets. The elegant primary bedroom boasts high ceilings with custom floor to ceiling window coverings. Escape to the spa-like adjoining ensuite, which includes in-floor heating, a soaker tub, glass enclosed steam shower and a floating dual vanity. Down below, the in-floor heated basement has been carefully orchestrated for the ultimate hosting experience: a giant theatre room with an Epson projector and 5.1 surround sound, wet bar with a full-sized refrigerator and built-in cabinetry, and 108 bottle temperature controlled and insulated wine room. A final large bedroom, full bathroom with built-in shelves, and separate storage room finish off this level. Additional upgrades that showcase the true modernity of this home include Central Air Conditioning, a Central Vacuum System, a High Efficiency Furnace/Boiler, Speaker System on the main, primary suite, deck & theatre, Security System, and Home Automation integrated technology with the ELAN 8 touch panel system. All bathrooms and the laundry room are also insulated for additional privacy and efficiency. Outside, the private raised deck and low maintenance backyard lead to the oversized heated double garage. This exceptional home is desirably located amongst greenspaces and parks, and mere steps away from the abundant amenities along 33rd Ave.

Built in 2012

Essential Information

MLS® #	A2113036
Price	\$1,500,000
Sold Price	\$1,490,000

Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,595
Acres	0.10
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	2134 32 Avenue Sw
Subdivision	Richmond
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 1W8

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Oversized

Interior

Interior Features	Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Smart Home, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Range Hood, Washer, Window Coverings
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Lane, Rectangular Lot
Roof	See Remarks
Construction	Cedar, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 28th, 2024
Date Sold	April 7th, 2024
Days on Market	10
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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