

\$829,000 - 2612 32 Avenue Sw, Calgary

MLS® #A2120218

\$829,000

3 Bedroom, 2.00 Bathroom, 1,058 sqft

Residential on 0.14 Acres

Richmond, Calgary, Alberta

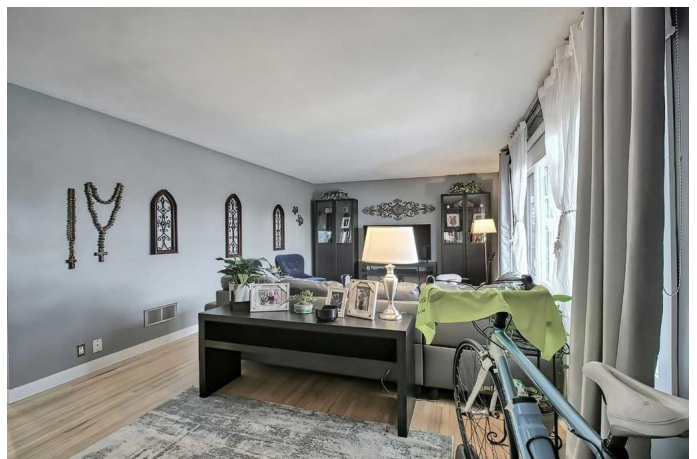
Welcome to this FULLY FINISHED, LEGAL SUITED BUNGALOW in Richmond! This gem of a home is situated on a MASSIVE LOT, with over 2000 Sq Ft of developed living space. 3 bedroom and 2 full bathrooms. On the main floor, you will find a beautiful, light Maple Cabinetry kitchen, with granite counter tops, high end (stainless-steel) appliances and patio doors of the kitchen leading out to a large deck, a private and enormous yard, along with a detached garage (NEW ROOF). This home has many large windows, bringing in a ton of natural lighting throughout. The SEPARATE SIDE ENTRANCE leads down to the LEGAL SUITE, with all the required appliances for the perfect secondary kitchen. The large bedroom in the basement comes with a 4-PIECE ENSUITE. The MASSIVE LAUNDRY room allows for TREMENDOUS amount of STORAGE SPACE. There are many upgrades in the home, including NEW HOT WATER TANK, lighting, the electrical panel, and a NEW ROOF ON THE GARAGE. This gem is close proximity to City Center, all amenities, shopping, schools, parks, transit, tennis courts, playgrounds and mere steps away from Marda Loop. Don't miss your chance on this one, call for a showing today!

Built in 1952

Essential Information

MLS® #

A2120218



Price	\$829,000
Sold Price	\$829,400
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,058
Acres	0.14
Year Built	1952
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	2612 32 Avenue Sw
Subdivision	Richmond
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 0V9

Amenities

Parking Spaces	2
Parking	Single Garage Detached

Interior

Interior Features	Ceiling Fan(s), Open Floorplan, Separate Entrance
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Suite

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Few Trees, Front Yard, Landscaped
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding

Foundation Poured Concrete

Additional Information

Date Listed April 5th, 2024
Date Sold May 6th, 2024
Days on Market 31
Zoning R-C1
HOA Fees 0.00

Listing Details

Listing Office URBAN-REALTY.ca

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.