

\$899,900 - 2420 32 Avenue Sw, Calgary

MLS® #A2141943

\$899,900

3 Bedroom, 4.00 Bathroom, 1,976 sqft

Residential on 0.07 Acres

Richmond, Calgary, Alberta

Meticulously maintained 3 bedroom home in the inner-city community of Richmond, offering over 2800 sq ft of developed living space. The main level presents hardwood floors, lofty ceilings & is illuminated with recessed lighting & stylish light fixtures, showcasing the front formal living room which seamlessly flows into the kitchen that's tastefully finished with granite counter tops, island/eating bar, plenty of storage space (including a pantry) & casual dining area. A family room with welcoming corner fireplace is open to the kitchen. Completing the main level, is a handy mudroom & 2 piece powder room. The second level hosts 3 bedrooms, a 4 piece bath & laundry room with sink & storage. The primary bedroom with vaulted ceiling & access to a private balcony also boasts a walk-in California closet & private 5 piece ensuite with dual sinks, rejuvenating jetted tub & separate shower. Basement development includes a recreation room with bar plus a media room complete with screen, surround sound speakers & projector – the perfect space for game or movie night. The finishing touches to the basement are a flex space & 4 piece bath. Other notable features include California Closets in all closets, central vacuum system & built-in speakers on the main & second levels. Outside, enjoy the beautifully landscaped gardens with sprinkler system & 2-tiered back yard with deck & access to the double detached garage with work bench & cabinets. The location can't be beat – walking



distance to vibrant Marda Loop & close to excellent schools, shopping, public transit & easy access to Crowchild Trail.

Built in 2007

Essential Information

MLS® #	A2141943
Price	\$899,900
Sold Price	\$885,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,976
Acres	0.07
Year Built	2007
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	2420 32 Avenue Sw
Subdivision	Richmond
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 1X3

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Bar, Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wired for
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	Sound
Appliances	Bar Fridge, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

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

Additional Information

Date Listed	June 17th, 2024
Date Sold	June 27th, 2024
Days on Market	10
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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