

\$869,000 - 2401 32 Avenue Sw, Calgary

MLS® #A2144319

\$869,000

3 Bedroom, 4.00 Bathroom, 1,647 sqft

Residential on 0.14 Acres

Richmond, Calgary, Alberta

Located in the established community of Richmond, this chic & stylish 2+1 bedroom townhome with PRIVATE ROOFTOP TERRACE offers over 2000 sq ft of developed living space! The open main level presents wide plank hardwood floors throughout, high ceilings & is illuminated with recessed lighting & stylish light fixtures, showcasing a bright dining area & kitchen tastefully finished with quartz counter tops, island/eating bar, sleek white cabinets & a stainless steel appliance package. A unique feature wall gives additional flair to the space. Open to the kitchen is a spacious living room with floor to ceiling feature fireplace. A 2 piece powder room completes the main level. The second level hosts 2 bedrooms & a 4 piece main bath. The master retreat boasts a walk-in closet & private 4 piece ensuite with dual sinks & oversized shower. A loft space on the top level is ideal for a home gym or studio space & has access to a private rooftop patio with views of surrounding community. Basement development introduces a large family/media room, third bedroom & 4piece bath. Further highlights include central air conditioning, single detached garage, secluded deck & is the only unit in the complex with a yard. Also revel in the ideal location, close to vibrant Marda Loop, excellent schools, shopping, public transit & easy access to Crowchild Trail & 33 Avenue.

Built in 2019



Essential Information

MLS® #	A2144319
Price	\$869,000
Sold Price	\$865,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,647
Acres	0.14
Year Built	2019
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	2401 32 Avenue Sw
Subdivision	Richmond
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T1X4

Amenities

Amenities	None
Parking Spaces	1
Parking	Single Garage Detached

Interior

Interior Features	Breakfast Bar, Closet Organizers, Double Vanity, Open Floorplan, Recessed Lighting, Soaking Tub, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Gas Stove, Microwave, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room

Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Corner Lot
Roof	Asphalt
Construction	Stone, Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 25th, 2024
Date Sold	July 5th, 2024
Days on Market	10
Zoning	RCG
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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