

\$999,500 - 2203 32 Avenue Sw, Calgary

MLS® #A2190698

\$999,500

4 Bedroom, 4.00 Bathroom, 1,816 sqft
Residential on 0.07 Acres

Richmond, Calgary, Alberta

LOCATION, LOCATION, LOCATION - core of Marda Loop - walk everywhere!!
ARCHITECTURALLY DESIGNED Bespoke FULLY DEVELOPED (2600+ sq.ft.)
WALK-OUT plus DOUBLE OVERSIZED GARAGE. Perfect for anyone needing a studio space, work from home, or separate entrance setup. Sunny SOUTH light floods the main floor - anchored by a raised kitchen w/ modern flat panel cabinetry, newer gas range + dishwasher, plus wrap-around island expanding your counter space creating the ideal sitting area for gatherings. Opposite the island is a kitchen command center - designed to help you manage your household's activities. The great room offers a asymmetrical gas fireplace + open shelving - From here access your SOUTH facing deck overlooking mature TREES + level backyard, a gas BBQ hook up + additional gas line for a modern outdoor firepit!

Upstairs are 3 spacious bedrooms, a 4-piece Jack & Jill bathroom ideal for guests/kids, & upper laundry room. The primary retreat is wrapped in windows and is a space for relaxation. Featuring a two-way gas fireplace - you can enjoy the warmth of the fire from your 5-piece ensuite while in the shower/soaker tub or while relaxing in bed. The shower is unique with a view to the beautiful tree canopy outside. Large walk-in closet & private balcony complete this primary bedroom.



Head downstairs to the lower-level walk-out with a COVERED PATIO. Featuring a large 4th bedroom with wall-to-wall storage w/ fridge + microwave, full 3-piece bath along with an open living room area/office space that closes off with a custom sliding industrial door. Exposed concrete walls + floors make this a very contemporary space! Unique features of this home: Modern no baseboard or casing finishing, floating euro toilets, Brazilian hardwood floors, solid maple interior doors with reveals, round vessel stainless sinks, flat modern ceilings on all levels, built-in bookshelves and 3 OUTDOOR SEATING AREAS. Cat 5 wiring, Vacuflo rough-in, NEWER: HOT WATER TANK + HUMIDIFIER (2021), CARPET + UNDERLAY (2021), NEWER Garage OVERHEAD DOOR, NEWER Industrial-Style GAS RANGE, NEWER Dishwasher plus UPGRADED ELECTRICAL PANEL for more capacity! Irrigation system + aggregate walkways! ALL amenities at your doorstep ... grocery stores (new Calgary Co-op being built kitty-corner to Blush Lane + across from Shoppers), services, restaurants, public transportation, coffee shops & pubs! OUTSTANDING COMMUNITY - Call Today!!

Built in 2003

Essential Information

MLS® #	A2190698
Price	\$999,500
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,816
Acres	0.07
Year Built	2003

Type Residential
Sub-Type Semi Detached
Style 2 Storey, Side by Side
Status Active

Community Information

Address 2203 32 Avenue Sw
Subdivision Richmond
City Calgary
County Calgary
Province Alberta
Postal Code T2T1X2

Amenities

Parking Spaces 2
Parking Double Garage Detached
of Garages 2

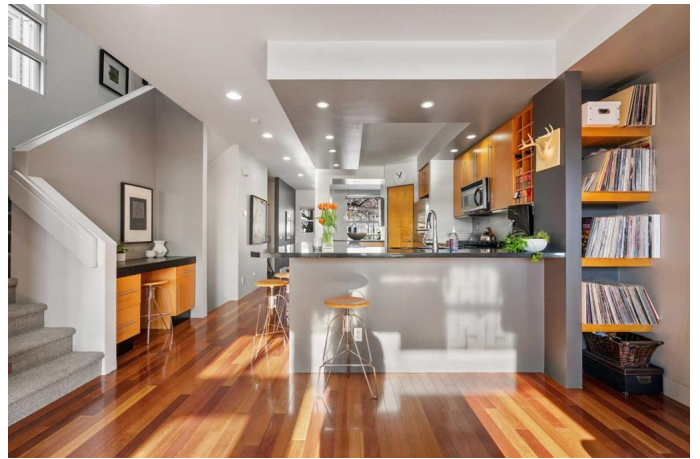
Interior

Interior Features No Smoking Home, Pantry, Walk-In Closet(s), Bookcases, Built-in Features, Granite Counters
Appliances Dishwasher, Gas Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating Central, Natural Gas
Cooling None
Fireplace Yes
of Fireplaces 2
Fireplaces Gas
Has Basement Yes
Basement Full, Walk-Out

Exterior

Exterior Features Balcony, BBQ gas line, Lighting, Covered Courtyard
Lot Description Back Lane, Back Yard
Roof Flat Torch Membrane
Construction Wood Frame, Concrete
Foundation Poured Concrete

Additional Information



Date Listed February 3rd, 2025

Days on Market 38

Zoning R-CG

Listing Details

Listing Office Real Estate Professionals Inc.

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