

# \$849,987 - 2712 32 Avenue Sw, Calgary

MLS® #A2255976

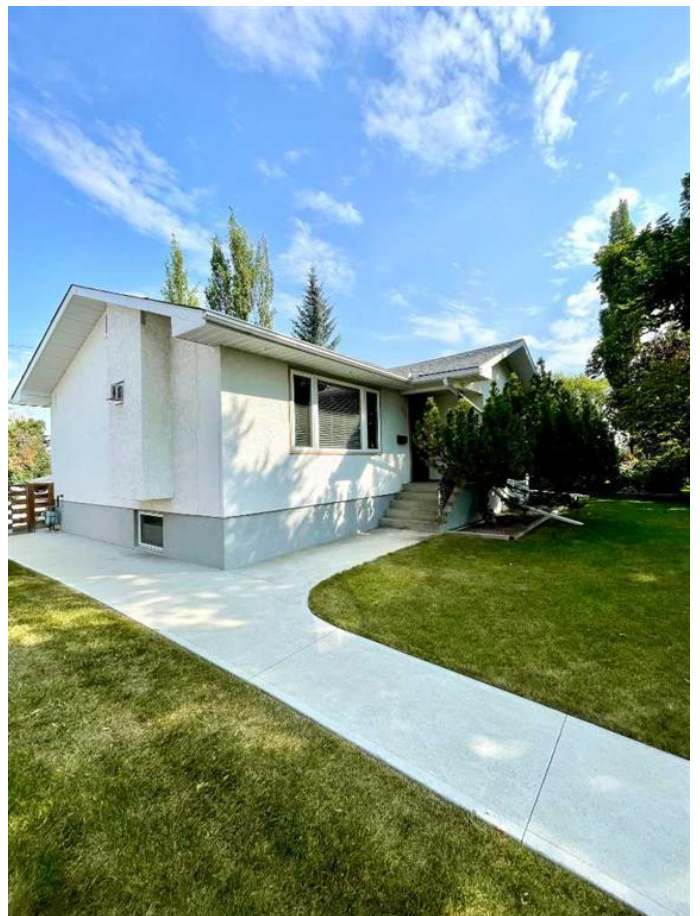
**\$849,987**

3 Bedroom, 3.00 Bathroom, 945 sqft

Residential on 0.14 Acres

Richmond, Calgary, Alberta

Absolutely move-in ready, this beautifully renovated home features spa-like bathrooms with heated floors, state-of-the-art plumbing, new insulation, a new shingles (2024), gleaming hardwood floors, a cozy fireplace, a Wi-Fi-enabled garage door opener, and a new electrical panel with permit. Ideally located close to shopping, medical, recreation, and social amenities, the home offers a perfect balance of convenience and community. Step inside to a contemporary living room that flows into an expansive, innovative kitchen with a quartz-accented eating nook. The luxurious primary bedroom boasts a wellness-inspired ensuite with heated floors. The versatile second bedroom offers ample space for a full armoire. The fully developed lower level features a spacious bedroom, a gorgeous bathroom, a recreation room, abundant storage, and modern infrastructures with heated floors. Outside, the playful backyard is designed for games, gatherings, and relaxation. Expect to be as cool as a cucumber with A/C in your new home. Motivated sellers and will look at your immediate offer. Don't miss the chance to view this incredible home at 2712 32 Ave SW - call today for your private showing!



Built in 1952

## Essential Information

MLS® #

A2255976

Price	\$849,987
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	945
Acres	0.14
Year Built	1952
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	2712 32 Avenue Sw
Subdivision	Richmond
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 0W2

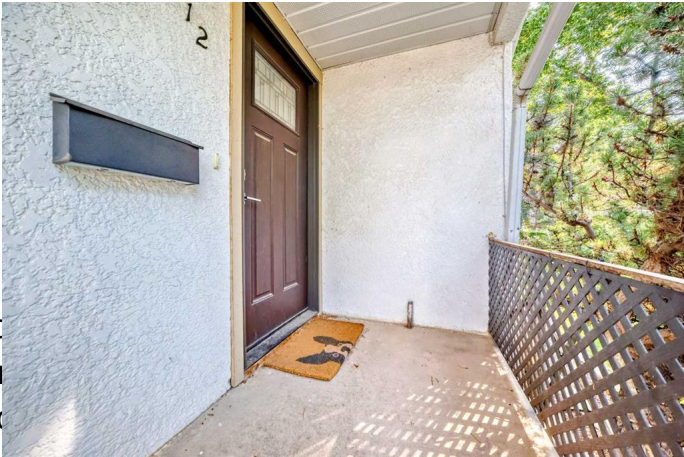
### Amenities

Parking Spaces	2
Parking	Alley Access, Garage Door Opener, Off Street, Parking Pad, Single Garage Detached, Garage Faces Rear, Rear Drive, See Remarks
# of Garages	1

### Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Storage, Vinyl Windows, Walk-In Closet(s), Central Vacuum
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Oven, Garage Control(s), Microwave, Range Hood, Refrigerator, See Remarks, Washer, Water Softener, Window Coverings
Heating	In Floor, Fireplace(s), Forced Air, Natural Gas, See Remarks, Standard
Cooling	Central Air, Full
Fireplace	Yes
# of Fireplaces	1

Fireplaces Gas, Gas Starter, Living Room  
Has Basement Yes  
Basement Finished, Full



**Exterior**

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

**Additional Information**

Date Listed September 12th, 2025  
Days on Market 25  
Zoning R-CG

**Listing Details**

Listing Office RE/MAX iRealty Innovations

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