

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

MLS® #A2255976

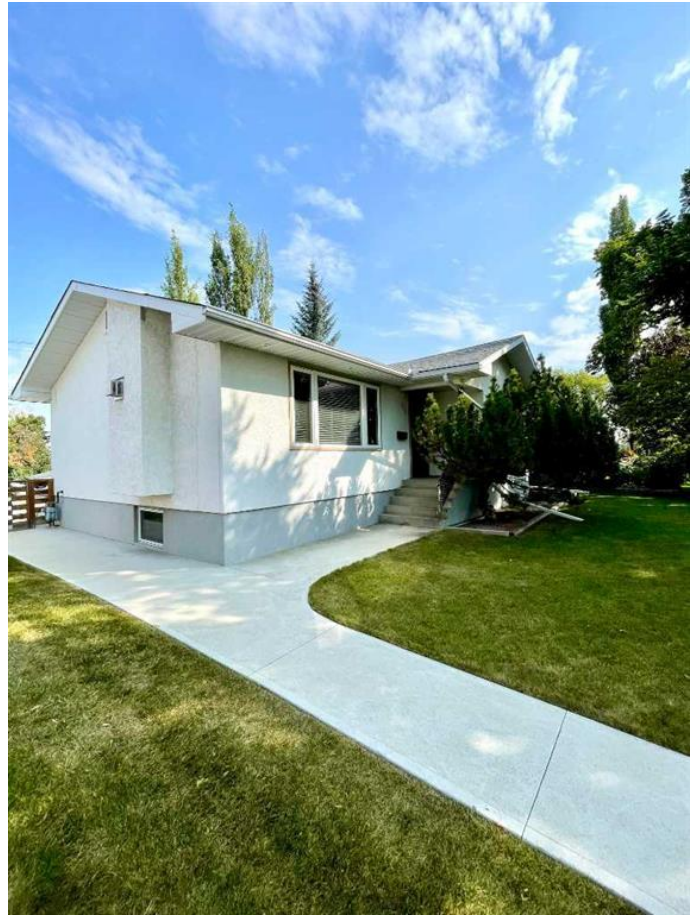
**\$849,987**

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. 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, Garage Faces Rear, Off Street, Parking Pad, See Remarks, Single Garage Detached, Rear Drive
# of Garages	1

### Interior

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

Has Basement      Yes  
Basement          Finished, Full

**Exterior**

Exterior Features    BBQ gas line, Private Yard  
Lot Description      Back Lane, Back Yard, P  
Landscaped, Lawn, Rectan  
Sloped, Street Lighting, Tree  
Roof                  Asphalt Shingle  
Construction        Stucco, Wood Frame  
Foundation          Poured Concrete



**Additional Information**

Date Listed          September 12th, 2025  
Days on Market      1  
Zoning                R-CG

**Listing Details**

Listing Office        RE/MAX iRealty Innovations

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