

\$1,040,000 - 2540 32 Avenue Sw, Calgary

MLS® #A2265871

\$1,040,000

3 Bedroom, 3.00 Bathroom, 1,792 sqft

Residential on 0.17 Acres

Richmond, Calgary, Alberta

ATTENTION Investors and Builders! An incredible opportunity awaits in the highly sought after community of Richmond! NOW AVAILABLE - Huge 60' x 125' R-CG zoned lot. So much potential awaits for you with this wonderful property. Featuring 3 bedrooms and 2.5 bathrooms as well as a fully finished lower level with lots of storage and large craft room, this home as had some updating throughout the years and has been EXTREMELY WELL MAINTAINED. Whether you are looking for a move in ready home (with a plan to update or develop at a later date) or a project to start right away, this home is perfect. Updates throughout the years include a full kitchen renovation and addition to the home in 2001. All electrical and plumbing were re-done as well during this time. Roof on the home and garage were replaced in 2018 along with new gutter and gutter guards. The furnace and water heater were both replaced in 2016! Additional features include new dishwasher and refrigerator along with granite throughout the kitchen as well as beautiful hardwood floors throughout the main and upper level

The backyard is stunning with mature trees, gardening space and feeling of tranquility.

The location cannot be beat! Just minutes from Marda Loop where you will find boutique shops, restaurants, and cafes. Quick and easy access to downtown, major routes, and public



transit. This home will not last long, book your private showing before its gone

Built in 1952

Essential Information

MLS® #	A2265871
Price	\$1,040,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,792
Acres	0.17
Year Built	1952
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

Community Information

Address	2540 32 Avenue Sw
Subdivision	Richmond
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 0V7

Amenities

Parking Spaces	2
Parking	Single Garage Detached
# of Garages	1

Interior

Interior Features	Bookcases, Built-in Features, Granite Counters, No Animal Home, No Smoking Home, Storage
Appliances	Dishwasher, Freezer, Microwave, Oven, Refrigerator, Stove(s), Washer, See Remarks
Heating	Forced Air, Natural Gas

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Yard, Garden, Many Trees, Private
Roof	Asphalt
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 22nd, 2025
Zoning	R-CG

Listing Details

Listing Office	Real Estate Professionals Inc.
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