

# \$799,950 - 2712 32 Avenue Sw, Calgary

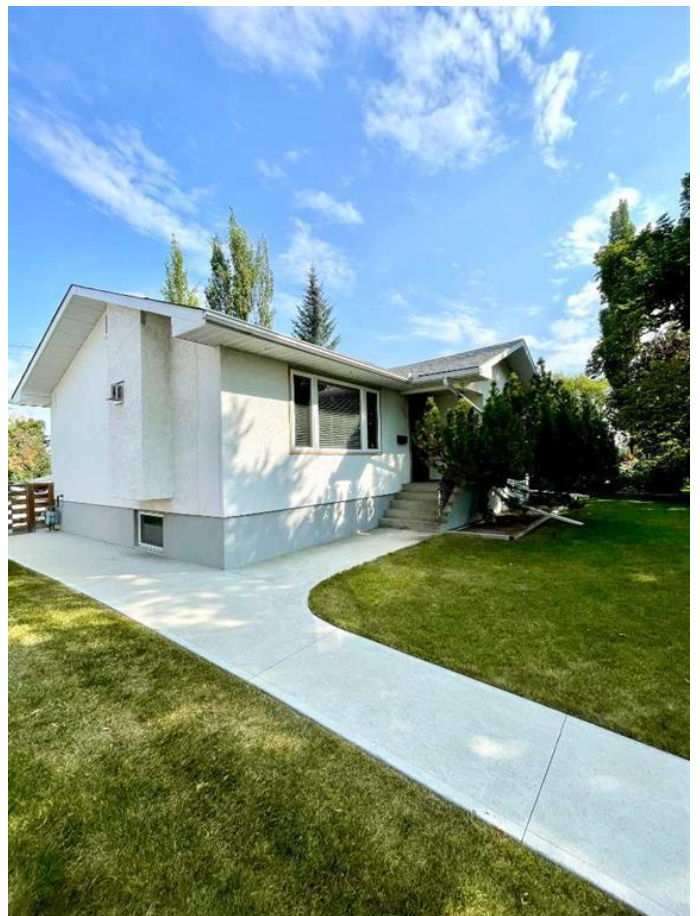
MLS® #A2255976

**\$799,950**

3 Bedroom, 3.00 Bathroom, 945 sqft  
Residential on 0.14 Acres

Richmond, Calgary, Alberta

Open House on Saturday October 25/25 from 2-4pm. 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. Note: Price improvement ! 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          | \$799,950   |
| 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, Single Garage Detached, Rear Drive, See Remarks |
| # of Garages   | 1                                                                                                                             |

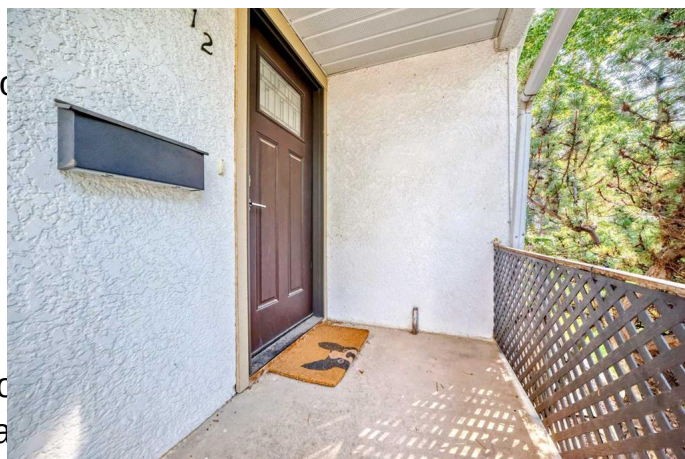
### Interior

|                   |                                                                                                                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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, 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, Glass Doors, 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, Sloping, Rolling Slope, Sloped, Sloped Down |
| Roof              | Asphalt Shingle                                                                                             |
| Construction      | Stucco, Wood Frame                                                                                          |
| Foundation        | Poured Concrete                                                                                             |



## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 12th, 2025 |
| Days on Market | 43                   |
| Zoning         | R-CG                 |

## Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.