



GRASSROOTS
REALTY GROUP

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2123 32 Avenue SW
Calgary, Alberta

MLS # A2253433



\$899,900

Division:	Richmond		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,911 sq.ft.	Age:	2010 (15 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Closet Organizers, Double Vanity, Granite Counters, Open Floorplan, See Remarks, Skylight(s), Soaking Tub, Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: Hot Tub, TV Mount in Living Room, TV Mount in Basement

Welcome Home this stylish semi-detached home in the heart of Richmond, offering 1,911 sq. ft. of well-designed living space plus a fully finished basement. Built in 2010 and thoughtfully updated, the home blends timeless design with modern enhancements. The open-concept main floor is flooded with natural light and ideal for entertaining, featuring a chef's kitchen with granite countertops, custom cabinetry, and upgraded appliances, anchored by a spacious living room with a gas fireplace and bespoke built-ins. Newly refinished hardwood floors (2025), fresh paint (2025), and designer light fixtures bring a crisp, move-in-ready feel. Upstairs, the primary suite is a private retreat with coffered ceilings, a spa-inspired ensuite and custom barn door for added privacy, along with two additional bedrooms, a full bath, and upper laundry. The versatile finished basement includes a wet bar, full bathroom, fourth bedroom, and ample storage, making it perfect for guests, a playroom, or a media space. Outside, the south-facing backyard is designed for low maintenance and enjoyment, complete with a deck extension, hot tub, and double garage. Living at 2123 32 Ave SW means being immersed in the best of Marda Loop. Just steps away, you'll find trendy caf  s, boutique shops, fitness studios, grocery stores, and everyday conveniences. The community is known for its vibrant atmosphere, walkability, and local events, while parks, schools, and pathways are only minutes away. With quick access to Crowchild Trail and less than 4 km to downtown, this location balances urban energy with neighbourhood charm. A home that's been thoughtfully cared for, offering lifestyle and comfort in one of Calgary's most sought-after districts.

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