



GRASSROOTS
REALTY GROUP

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2712 32 Avenue SW
Calgary, Alberta

MLS # A2255976



\$849,987

Division:	Richmond		
Type:	Residential/House		
Style:	Bungalow		
Size:	945 sq.ft.	Age:	1952 (73 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Garage Door Opener, Garage Faces Rear, Off Street, Parking P		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Gentle Sloping, Interior Lot, Landscaped, F		

Heating:	In Floor, Fireplace(s), Standard, Forced Air, Natural Gas, See Remarks	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
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)		
Inclusions:	N/A		

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!