



GRASSROOTS
REALTY GROUP

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2540 32 Avenue SW
Calgary, Alberta

MLS # A2265871



\$839,000

Division:	Richmond		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,792 sq.ft.	Age:	1952 (73 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Garden, Many Trees, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Granite Counters, No Animal Home, No Smoking Home, Storage		

Inclusions: Couch in basement, built in desks in basement and freezer

ATTENTION Home buyers 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