

# \$849,987 - 2712 32 Avenue Sw, Calgary

MLS® #A2255976

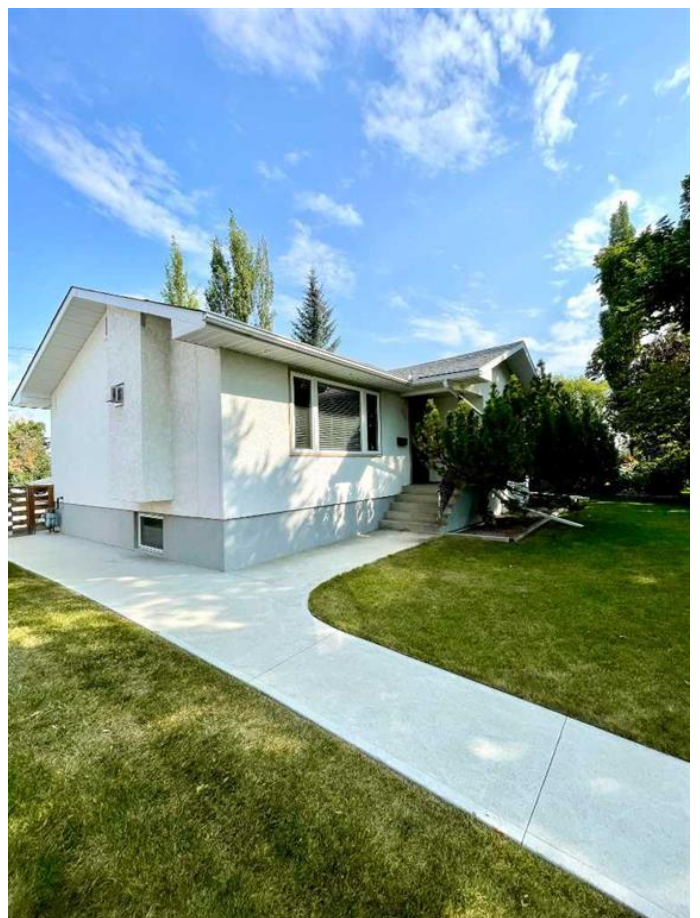
**\$849,987**

3 Bedroom, 3.00 Bathroom, 945 sqft

Residential on 0.14 Acres

Richmond, Calgary, Alberta

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. 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          | \$849,987   |
| 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 |
| Community   | Richmond          |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2E 0W2           |

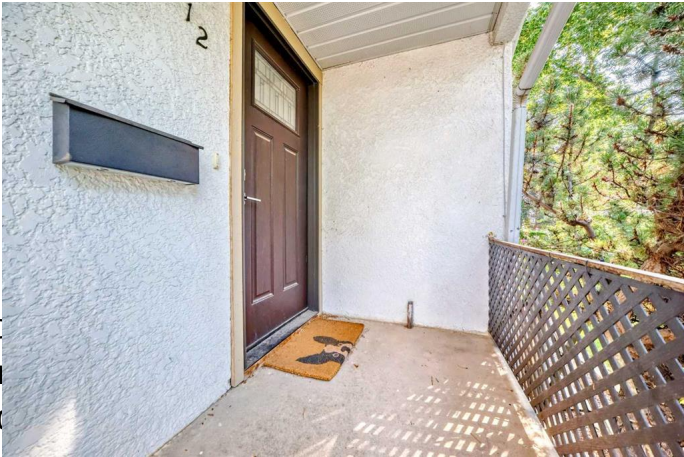
### Amenities

|                |                                                                                                                               |
|----------------|-------------------------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 2                                                                                                                             |
| Parking        | Alley Access, Garage Door Opener, Off Street, Parking Pad, Single Garage Detached, Garage Faces Rear, Rear Drive, See Remarks |
| # of Garages   | 1                                                                                                                             |

### Interior

|                   |                                                                                                                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Storage, Vinyl Windows, Walk-In Closet(s), Central Vacuum |
| 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, Gas Starter, 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  
Roof Asphalt Shingle  
Construction Stucco, Wood Frame  
Foundation Poured Concrete

**Additional Information**

Date Listed September 12th, 2025  
Days on Market 33  
Zoning R-CG

**Listing Details**

Listing Office RE/MAX iRealty Innovations

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