

# \$760,000 - 2445 32 Avenue Sw, Calgary

MLS® #A2241574

**\$760,000**

3 Bedroom, 4.00 Bathroom, 1,468 sqft  
Residential on 0.07 Acres

Richmond, Calgary, Alberta

You won't find a more convenient location, this home truly has it all!

Tucked away on a quiet cul-de-sac and situated on a desirable corner lot, this fully finished semi-detached home (with no condo fees) is just steps from restaurants, shops, parks, schools, transit, and offers quick access to Crowchild Trail.

The charming stucco and stone exterior, welcoming front porch, and attractive curb appeal make a lasting first impression. Inside, the main floor features a bright, open-concept layout with 9-foot ceilings, rich bamboo flooring, and a cozy gas fireplace. A front den offers flexible space for a home office or reading nook.

The well-appointed kitchen boasts maple cabinetry, granite countertops, stainless steel appliances, a built-in workstation, corner pantry, and updated sink and faucet. A convenient half bath completes the main level. Upstairs, a skylight fills the space with natural light. You'll find a laundry room, a 4-piece main bathroom, and two bedrooms, including a spacious primary retreat with vaulted ceilings, a built-in bench with storage, and a private 4-piece ensuite.

The fully finished basement is warmed by in-floor heating and offers a large rec room, full bathroom, and a third bedroom, perfect for guests or additional living space. Comfort features include central air conditioning and central vacuum.

Step outside to enjoy the sunny, fenced



backyard with a deck and gas line for your BBQ. The insulated double detached garage provides secure parking and additional storage.

Recent Upgrades Include:

• Hot water tank (2019)

• Fridge, dishwasher & range (2018–2020)

• Kitchen sink (2020)

• Humidifier (2024)

• Washer/dryer, kitchen faucet, microwave & main-floor toilet (2025)

This move-in-ready home offers comfort, style, and unbeatable convenience. Don't miss your chance, book your showing today!

Built in 2003

Essential Information

MLS® #	A2241574
Price	\$760,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,468
Acres	0.07
Year Built	2003
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	2445 32 Avenue Sw
Subdivision	Richmond
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 1X4

## Amenities

Parking Spaces	3
Parking	Alley Access, Double Garage Detached, Garage Door Opener, Insulated
# of Garages	2

## Interior

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Treed
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	July 23rd, 2025
Days on Market	6
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX Realty Professionals
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