

# \$1,698,888 - 2208 32 Avenue Sw, Calgary

---

MLS® #A2218194

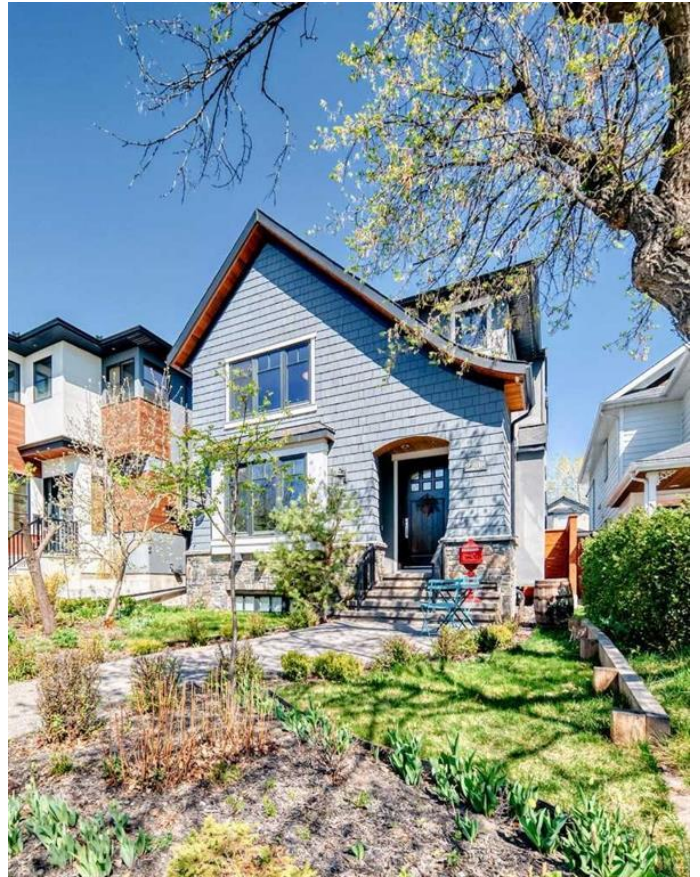
**\$1,698,888**

5 Bedroom, 4.00 Bathroom, 2,604 sqft

Residential on 0.09 Acres

Richmond, Calgary, Alberta

Built to defy time this traditionally inspired home is a step above the competition. Located in one of the top neighbourhoods in Calgary, you are just steps from all the shops & stops Marda Loop has to offer! This is inner-city living at its best...everything is walk-able and transit is well laid out. so you can ditch the car anytime you like. Just 10 mins to downtown or easy access get out of town to the Mountains! This Cozy and elegant floorplan is great for entertaining and somewhere even the busiest of families can find peace! The main floor has ample space to spread out from the formal dining to the front Office/Living to the open concept Chef's kitchen and living area while flowing out to the back patio. You'll have more space than you need; with all the built-in cabinetry a place for everything to go. Upstairs you will find 3 Oversized bedrooms featuring custom built closet organizers, Hardwood Flooring, Spacious Laundry, Spa-like Bathrooms, Skylights and elegant finishings. Privacy is key as the Master bedroom features a spa ensuite that is a room unto itself. Luscious Girgio Carrara Marble floors warm the soul while the Kohler Purist Steam Shower with Body Jets cleanse the body. Enjoy the tranquility of the freestanding tub; soaking in an afternoon with a warm towel to pat dry. The kids wing has room to grow and a bathroom you won't believe. Head to the lower floor finished basement that features a Fabulous Open Wetbar, Rec Room with 7.1



KEF Automated Roll Screen Theatre Option, Hallway Net Centre, dedicated Storage Alley and 2 additional private bedrooms perfect for visitors or the live-in. This is a basement full of surprises, storage and details to enjoy. With an over 32 ft wide yard this wide-fill home gives more space in and out. An over height large 2 car garage gives more space to grow as well. Enjoy the warm summer nights coming your way in the low maintenance backyard or get your Gardeners fix in the lush front. Using Advanced Building Techniques & Materials this home features Gaulhofer European Tilt & Turn Super Low-E Windows, EIFS Acrylic Stucco with Rainscreen, Solid Oak front door, Rundle & Flagstone Masonry, Aggregate patio and walkways, Open Web Silent Floor Joists, Bosch Tankless Boiler, High Efficiency Furnace c/w HRV System, Grigio Carrara Marble, 8" Engineered Capbourtziel Oak Flooring on the upper floors, Control4 Server, In-floor heating, Thermador Professional Appliances with Built-in Coffee Centre. With over 3874 sq/ft of finished living space you will not want for more! Don't miss out on your chance to live in this fabulous Neighbourhood, Come Check-It Out!

Built in 2013

### Essential Information

MLS® #	A2218194
Price	\$1,698,888
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,604
Acres	0.09
Year Built	2013
Type	Residential



Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	2208 32 Avenue Sw
Subdivision	Richmond
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T1X1

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Beamed Ceilings, Bookcases, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, Kitchen Island, Quartz Counters, Recessed Lighting, Skylight(s), Smart Home, Soaking Tub, Steam Room, Sump Pump(s), Tankless Hot Water, Wet Bar, Wired for Sound, Wood Windows
Appliances	Bar Fridge, Built-In Gas Range, Built-In Refrigerator, Dishwasher, Garburator, Microwave, Range Hood, See Remarks, Washer/Dryer, Window Coverings, Wine Refrigerator
Heating	Boiler, In Floor, Fireplace(s), Forced Air, Natural Gas, Radiant
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Mantle, Marble
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Awning(s), BBQ gas line, Garden, Private Yard, Rain Gutters
Lot Description	Back Lane, City Lot, Fruit Trees/Shrub(s), Landscaped, Rectangular Lot
Roof	Asphalt
Construction	Cedar, Stone, Stucco
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 7th, 2025
Days on Market	10
Zoning	R-CG

**Listing Details**

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.