\$1,249,900 - 2131 32 Avenue Sw, Calgary

MLS® #A2258751

\$1,249,900

4 Bedroom, 4.00 Bathroom, 2,081 sqft Single Family on 0.07 Acres

Richmond, Calgary, Alberta

OPEN HOUSE SUNDAY NOV 2, 12:00-4:00PM Built in 2022, this highly upgraded home in the heart of Marda Loop offers over 2,900 sq. ft. of thoughtfully designed living space (2,081 sq. ft. above grade plus 848 sq. ft. developed down). Inside, soaring 10 ft. ceilings, oversized windows, designer lighting, built-in speakers, and hardwood flooring create a bright and modern atmosphere. The gourmet kitchen impresses with industrial-sized appliances, a massive quartz island with breakfast bar, and a beverage centre and loads of built-ins. The living room features full-height cabinetry, a sleek linear fireplace with built-ins, and access to a spacious deck through oversized doors with custom privacy blinds. A dramatic dining room with extensive millwork and ripple-fold drapery completes the main floor, along with a custom mudroom designed for style and function. Upstairs, the luxurious primary retreat boasts a grand tray ceiling, LED feature wall, a walk-in closet with extensive built-ins, and a spa-inspired ensuite with in-floor heating, dual sinks, steam shower, and soaker tub. Two additional bedrooms, a full bathroom, and a large laundry room with sink and storage round out the level. With hardwood flooring and tile in the bathrooms, the only carpet is in the two bedrooms. The fully developed basement offers a large rec room with wet bar and cabinetry, a glass-enclosed gym, a spacious fourth bedroom with walk-in closet, and a stylish 4-piece bath. From custom







window coverings (including blackout options) to premium millwork and finishes throughout, this home delivers uncompromising quality. All within steps of the vibrant shops, dining, and amenities of Marda Loop. (id:6289)

Built in 2022

Essential Information

Listing # A2258751
Price \$1,249,900

Bedrooms 4

Bathrooms 4.00

Half Baths 1

Square Footage 2,081
Acres 0.07
Year Built 2022

Type Single Family

Sub-Type Freehold

Community Information

Address 2131 32 Avenue Sw

Subdivision Richmond
City Calgary
Province Alberta

Postal Code T2T1W9

Amenities

Amenities Park, Playground, Recreation Nearby, Schools, Shopping Features Back lane, Wet bar, Closet Organizers, No Smoking Home

Parking Spaces 2

Parking Detached Garage

of Garages 2

Interior

Appliances Washer, Refrigerator, Oven - gas, Dishwasher, Wine Fridge, Dryer,

Microwave, Hood Fan, Window Coverings, Garage door opener, Water

Heater - Tankless

Heating Natural gas Forced air, In Floor Heating

Cooling None Fireplace Yes

of Fireplaces 1

of Stories 2

Has Basement Yes

Exterior

Exterior Stucco

Exterior Features Landscaped

Foundation Poured Concrete

Listing Details

Listing Office Century 21 Bamber Realty LTD.





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