

2712 32 Avenue SW  
Calgary, Alberta

MLS # A2255976

**\$849,987**

<b>Division:</b>	Richmond		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	945 sq.ft.	<b>Age:</b>	1952 (73 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Garage Door Opener, Garage Faces Rear, Off Street, Parking F		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Gentle Sloping, Interior Lot, Landscaped,		

<b>Heating:</b>	In Floor, Fireplace(s), Standard, Forced Air, Natural Gas, See Remarks	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Storage, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

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. Don't miss the chance to view this incredible home at 2712 32 Ave SW - call today for your private showing!