



GRASSROOTS
REALTY GROUP

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2218 32 Avenue SW
Calgary, Alberta

MLS # A2339308



\$984,900

Division:	Richmond		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,897 sq.ft.	Age:	2008 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Level, Low Maintenance Landscape, Paved, Rectangular Lot		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Open Floorplan, Soaking Tub, Track Lighting		
Inclusions:	Not applicable		

* SEE VIDEO * Welcome to this stylish and contemporary inner-city home, just a short walk to Marda Loop - designed by John Brown & built by Housebrand, offering over 2725 sq ft of beautifully developed living space in the desirable community of Richmond. The bright and inviting main level features bamboo hardwood flooring, high ceilings and a striking glass-walled foyer. The spacious living room, anchored by a gas fireplace, flows seamlessly into the formal dining area and impressive chef-inspired kitchen. Granite countertops, a large breakfast bar and premium stainless steel appliances create a modern and functional space that's perfect for both everyday living and entertaining. A private den/home office and convenient powder room complete the main floor. Upstairs, you'll find three bedrooms and a full 4-piece bathroom. The spacious primary retreat offers generous closet space and a spa-inspired ensuite featuring heated floors, a deep soaker tub and separate shower. The fully developed basement adds even more versatility with a large recreation room, a fourth bedroom, a full bathroom and laundry area - ideal for guests, teenagers or flexible living space. Additional features include central air conditioning, a 2-year-old furnace, 3-year-old hot water tank, double detached garage and a private, low-maintenance landscaped backyard that extends the living space outdoors. With a welcoming residential feel and exceptional access to some of Calgary's most popular destinations, Richmond offers the best of inner-city living. Enjoy easy access to the vibrant shops, cafés and restaurants of Marda Loop, along with nearby parks, schools and pathways. With Mount Royal University, public transit and major commuter routes just minutes away, this is one home you do not want to miss - book your showing today!

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