

\$740,000 - 2445 32 Avenue Sw, Calgary

MLS® #A2241574

\$740,000

3 Bedroom, 4.00 Bathroom, 1,468 sqft

Residential on 0.07 Acres

Richmond, Calgary, Alberta

OPEN HOUSE SATURDAY AUGUST 2ND
1:00PM-3:00PM. 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	\$740,000
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 14

Zoning R-CG

Listing Details

Listing Office RE/MAX Realty Professionals

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.