

# \$760,000 - 2445 32 Avenue Sw, Calgary

MLS® #A2241574

**\$760,000**

3 Bedroom, 4.00 Bathroom, 1,468 sqft  
Residential on 0.07 Acres

Richmond, Calgary, Alberta

OPEN HOUSE SATURDAY JULY 26TH

10AM-12PM and SUNDAY JULY 27TH

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	\$760,000
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	3
Zoning	R-CG

### Listing Details

Listing Office	RE/MAX Realty Professionals
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.