

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

MLS® #A2258751

**\$1,249,900**

4 Bedroom, 4.00 Bathroom, 2,081 sqft

Residential on 0.07 Acres

Richmond, Calgary, Alberta

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.

Built in 2022

**Essential Information**

MLS® #	A2258751
Price	\$1,249,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,081
Acres	0.07
Year Built	2022
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

**Community Information**

Address	2131 32 Avenue Sw
Subdivision	Richmond
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 1W9

**Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

**Interior**

Interior Features	Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Tankless Hot Water, Walk-In Closet(s), Wet Bar, Bidet,
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	Wired for Sound
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Tankless Water Heater, Washer, Window Coverings, Gas Oven, Wine Refrigerator
Heating	In Floor, Forced Air, Natural Gas, In Floor Roughed-In
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Balcony
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	September 19th, 2025
Days on Market	1
Zoning	R-CG

## Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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