

# \$1,549,999 - 2132 32 Avenue Sw, Calgary

MLS® #A2262918

**\$1,549,999**

4 Bedroom, 4.00 Bathroom, 2,590 sqft

Residential on 0.10 Acres

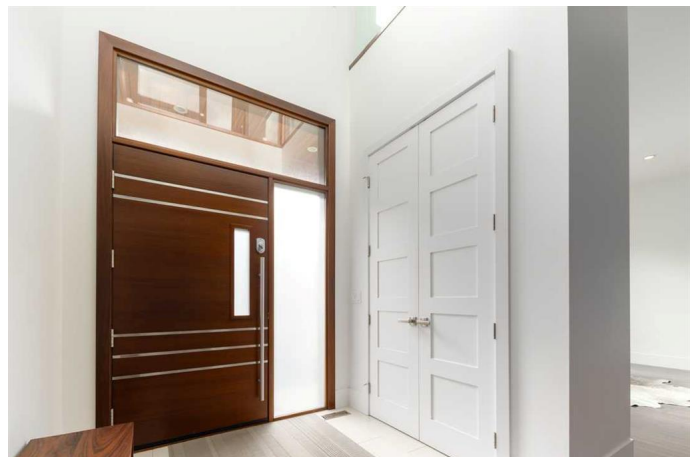
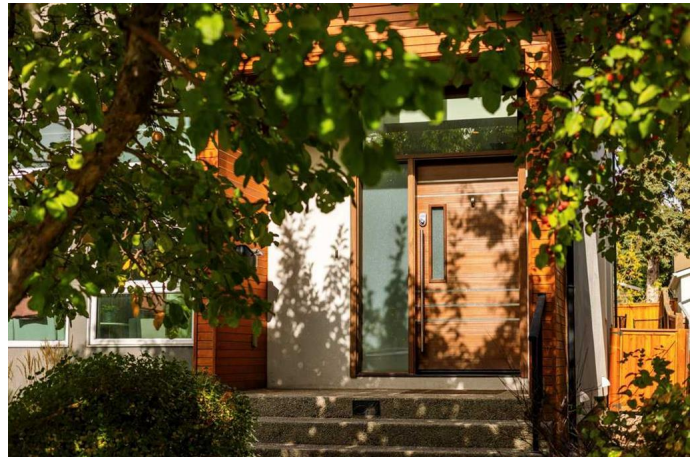
Richmond, Calgary, Alberta

**\*\*OPEN HOUSE - SAT Oct 11 (12-2pm)\*\*** Set on a quiet, tree-lined, pedestrian-friendly street in the heart of Marda Loop, this south-facing detached home blends refined design with everyday comfort and sits on a mature 33' lot with no remaining development sites nearby. Built by Maillot Homes, one of Calgary's most respected builders, the home showcases timeless craftsmanship and understated luxury throughout.

Built by Maillot Homes, one of Calgary's most respected builders, the home showcases timeless craftsmanship and understated luxury throughout. The open main floor is anchored by a stunning walnut kitchen with quartz countertops, Miele and Viking appliances, and a generous quartz island that invites conversation. Natural light pours into the connected dining and family rooms, creating a space that feels both polished and relaxed – perfect for everything from casual mornings to dinner parties with friends.

A separate front living room offers flexibility for work or entertaining, while a large mudroom with built-ins keeps daily life organized. Out back, enjoy a north-facing yard with a private deck and a heated, oversized detached garage that provides ample space for vehicles and storage as well as 240V outlet for Level 2 charging.

Upstairs, the layout is both practical and



beautiful. The primary suite is a true retreat, featuring a soaker tub, steam shower with heated floors, and walk-in closet. Two additional bedrooms, each with their own walk-in closets, share a stylish Jack-and-Jill bathroom with a second tub. A convenient upstairs laundry room completes the level.

Downstairs, the lower level delivers versatile living space – featuring a wet bar, theatre with projector screen, and a bonus room that can flex as a gym, office, or fourth bedroom.

Custom drapery is included throughout, along with central A/C, in-floor heating, and the signature attention to detail that Maillot Homes is known for.

Located just a short walk to the shops, cafes, and restaurants of Marda Loop and Garrison, this home captures the best of inner-city living – sophisticated, comfortable, and perfectly connected.

Built in 2012

**Essential Information**

MLS® #	A2262918
Price	\$1,549,999
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,590
Acres	0.10
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	2132 32 Avenue Sw
Subdivision	Richmond
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 1W8

### Amenities

Parking Spaces	2
Parking	Double Garage Detached, Heated Garage, Oversized, In Garage Electric Vehicle Charging Station(s)
# of Garages	2

### Interior

Interior Features	Bar, Bookcases, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Garburator, Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, ENERGY STAR Qualified Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Dog Run, Private Yard
Lot Description	Back Lane, Back Yard, Interior Lot, Landscaped, Lawn, Views
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Cedar
Foundation	Poured Concrete

### Additional Information

Date Listed	October 9th, 2025
Zoning	R-CG

### Listing Details

Listing Office

eXp Realty

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