



THE
A-TEAM

**RE/MAX
FIRST**

2442 32 Avenue, Calgary T2T 1X3

MLS®#: **A2148798**

Area: **Richmond**

Listing Date: **07/19/24**

List Price: **\$1,149,900**

Status: **Active**

County: **Calgary**

Change: **-\$45k, 07-Aug**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

2,756

Year Built:

2011

Low Sqft:

Ttl Sqft:

2,756

Lot Information

Lot Sz Ar:

3,124 sqft

Lot Shape:

Access:

Lot Feat:

Park Feat:

Back Lane,Cul-De-Sac,Level,Rectangular Lot

Double Garage Detached,Garage Faces Rear

DOM

59

Layout

Beds:

4 (3 1)

Baths:

3.5 (3 1)

Style:

3 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

2

Utilities and Features

Roof: **Membrane**

Heating: **High Efficiency,In Floor,Forced Air,Natural Gas**

Sewer:

Ext Feat: **Balcony,Garden,Private Yard**

Construction:

Cedar,Stone,Stucco,Wood Frame

Flooring:

Carpet,Hardwood,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Bar Fridge,Built-In Oven,Dishwasher,Dryer,Garage Control(s),Microwave,Range Hood,Refrigerator,Warming Drawer,Washer,Window Coverings,Wine Refrigerator

Int Feat:

Bookcases,Built-in Features,Closet Organizers,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Quartz Counters,Recessed Lighting,Walk-In

Closet(s),Wet Bar

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`10" x 5`2"
Foyer	Main	6`3" x 8`5"
Living Room	Main	14`6" x 20`8"
4pc Bathroom	Second	11`0" x 5`0"
Bedroom	Second	10`0" x 11`9"
Laundry	Second	11`0" x 5`3"

Room	Level	Dimensions
Dining Room	Main	14`0" x 11`9"
Kitchen	Main	16`1" x 14`10"
Mud Room	Main	6`3" x 12`1"
Bedroom	Second	11`0" x 15`2"
Bonus Room	Second	19`10" x 20`2"
5pc Ensuite bath	Third	14`7" x 17`7"

Bedroom - Primary
4pc Bathroom
Kitchenette
Furnace/Utility Room

Third
Basement
Basement
Basement

16`3" x 24`1"
9`0" x 5`0"
15`11" x 8`8"
5`10" x 14`7"

Walk-In Closet
Bedroom
Game Room

Third
Basement
Basement

7`0" x 7`2"
13`2" x 15`11"
19`4" x 16`2"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-C2

4479P

Remarks

Pub Rmks:

Welcome to the highly sought after, family friendly community of Richmond! Enjoy the vibrancy of the Marda Loop district, with easy access to the downtown core, parks, playgrounds and the best schools in the city. This home offers 4 bedrooms, 4 bathrooms, 2,756 sq ft of above grade living space, a double garage, and numerous upgrades including: a NEMA 15-50, 220V garage electrical charger, in-floor heat and a NAVIEN combi boiler, central AC and some brand new appliances. The finishing in this home is exquisite. As soon as you step inside you're greeted by rich, natural hardwood floors. The spacious living room exudes class and style with a stunning feature fireplace with floor to ceiling tiling, and plenty of sunlight flowing through the large windows. The gourmet kitchen is equipped with top-of-the-line stainless steel appliances, including a gas cooktop, wall oven, warming drawer, and wine fridge. White quartz counters, a large island, and ceiling height cabinetry complete this impressive space. The large dining area makes meals and entertaining guests a joy as it overlooks the beautifully landscaped backyard. The mudroom is incredibly practical with plenty of storage and a convenient bench to keep this area orderly and tidy. With a low maintenance backyard, you'll enjoy BBQs, gatherings, or just lounging in this great outdoor living space. The second level features a well-proportioned bonus room with large south facing windows, and sleek 10 mm tempered glass panels. Two sizeable bedrooms, a full bath, and laundry room with countertop, sink, and storage finish off this level. The primary suite sits on the 3rd floor and is sure to satisfy the most distinguished tastes. The double-sided fireplace serves as an incredible focal point while providing warmth, comfort and natural separation between the bedroom and sitting area/den within this massive space. You might mistake the ensuite for a spa, with its steam shower, jetted tub, and attractive built ins. Finally, a 3rd level balcony awaits, and is a perfect spot to take in the south exposure. The fully finished basement features a grand rec room, and a wet bar that closely resembles a full kitchen with how well appointed it is. Another sizeable bedroom and 4-piece bathroom make this area very comfortable for any guests or family members to enjoy. There's so much value in this home, you must see it for yourself! Schedule a showing today and don't miss out.

Inclusions:
Property Listed By:

N/A
Real Broker

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











