



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2125 32 Avenue, Calgary T2T1W9**

MLS®#: **A2160560**

Area: **Richmond**

Listing Date: **08/26/24**

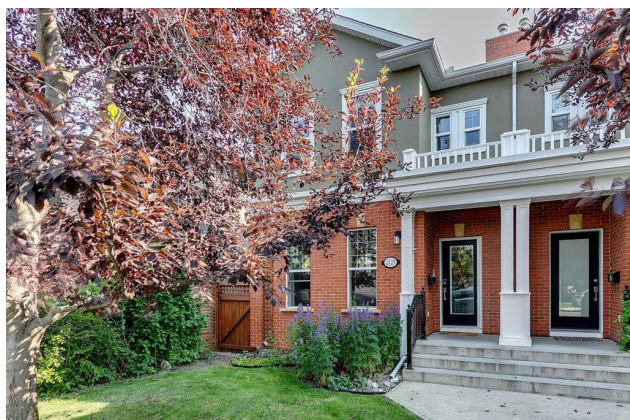
List Price: **\$869,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Semi Detached (Half**

**Duplex)**

Finished Floor Area

City/Town:

**Calgary**

Abv Sqft:

**1,569**

Year Built:

**2001**

Low Sqft:

Ttl Sqft:

**1,569**

Lot Information

Lot Sz Ar:

**3,121 sqft**

Lot Shape:

DOM

**23**

Layout

Beds:

**3 (3 )**

Baths:

**3.5 (3 1)**

Style:

**2 Storey,Side by Side**

Parking

Ttl Park:

**2**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,Front Yard,Landscaped,Rectangular Lot,Treed**

**Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**

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

Sewer:

Ext Feat: **Private Entrance,Private Yard**

Construction:

**Brick,Stucco,Wood Frame**

Flooring:

**Carpet,Hardwood,Tile**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Dryer,Electric Stove,Garage Control(s),Humidifier,Range Hood,Refrigerator,Washer,Window Coverings**

Int Feat: **Bookcases,Breakfast Bar,Built-in Features,Ceiling Fan(s),Chandelier,Crown Molding,Double Vanity,Granite Counters,High Ceilings,Pantry,Recessed Lighting,Skylight(s),Soaking Tub,Track Lighting,Vaulted Ceiling(s),Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>16`9" x 11`1"</b>	<b>Dining Room</b>	<b>Main</b>	<b>15`0" x 10`6"</b>
<b>Living Room</b>	<b>Main</b>	<b>17`0" x 15`4"</b>	<b>Family Room</b>	<b>Basement</b>	<b>21`4" x 18`1"</b>
<b>Laundry</b>	<b>Basement</b>	<b>8`3" x 6`8"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>15`4" x 14`0"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`9" x 8`4"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>10`9" x 10`5"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>	<b>3pc Bathroom</b>	<b>Basement</b>	<b>0`0" x 0`0"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>	<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-C2**

**4479P**

Remarks

Pub Rmks: **Located in the inner-city community of South Calgary, this 3 bedroom family home with sunny south back yard has been nicely updated & offers over 2300 sq ft of developed living space. The main level presents hardwood floors, high ceilings & crown moulding, showcasing the front living room anchored by a feature fireplace. A spacious dining area with plenty of space to host a family gathering or dinner party is open to the living room & kitchen that's tastefully finished with granite counter tops, eating bar, plenty of storage space, including a large built-in pantry & stainless steel appliances. A 2 piece powder room completes the main level. The second level was majorly renovated in 2010 & hosts 3 bedrooms & a 4 piece main bath. The spacious primary bedroom with vaulted ceiling has ample closet space & a private 4 piece ensuite with heated floors, dual sinks & oversized double shower. Basement development includes a family/media room with fireplace & laundry room with newer washer & dryer. Other notable features include newer windows with highest R & noise ratings, front & back doors, hot water tank (2017), attic insulation, new roof & skylight with programmable auto opener with rain detection to close (2016), exterior paint on house & garage & new garage door (2023) & new carpets (2024). Outside, enjoy the sunny south back yard with deck & patio. Parking is a breeze with a double detached garage. The location can't be beat, close to South Calgary Community Association, vibrant Marda Loop, excellent schools, shopping, public transit & easy access to Crowchild Trail.**

Inclusions: **None**  
Property Listed By: **RE/MAX Real Estate (Central)**

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

