



THE
A-TEAM

**RE/MAX
FIRST**

2227 32 Avenue, Calgary T2T 1X2

MLS®#: **A2179269** Area: **Richmond** Listing Date: **11/15/24** List Price: **\$1,074,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary**
 Year Built: **2021**
Lot Information
 Lot Sz Ar: **3,121 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Back Yard,Landscaped,Rectangular Lot**
 Park Feat: **Double Garage Detached**

Finished Floor Area

Abv Sqft: **2,097**
 Low Sqft:
 Ttl Sqft: **2,097**

DOM

8
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Private Yard**
 Construction: **Stone,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer,Window Coverings,Wine Refrigerator**
 Int Feat: **Bar,Built-in Features,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Stone Counters,Wet Bar**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	17`8" x 15`6"	Dining Room	Main	14`2" x 13`2"
Living Room	Main	15`10" x 13`2"	Foyer	Main	7`0" x 6`8"
Family Room	Basement	18`10" x 16`10"	Laundry	Upper	7`2" x 5`8"
Mud Room	Main	11`10" x 4`10"	Furnace/Utility Room	Basement	20`8" x 6`2"
Other	Upper	6`4" x 5`6"	Game Room	Basement	14`8" x 13`0"
Bedroom - Primary	Upper	13`4" x 13`0"	Bedroom	Upper	10`10" x 10`0"
Bedroom	Upper	11`6" x 10`4"	Bedroom	Basement	12`2" x 10`0"

2pc Bathroom
5pc Bathroom

Main
Upper

6`6" x 5`0"
10`0" x 6`0"

4pc Bathroom
5pc Ensuite bath
Legal/Tax/Financial

Basement
Upper

8`4" x 5`0"
15`2" x 8`4"

Title:
Fee Simple
Legal Desc:

4479P

Zoning:
R-CG

Remarks

Pub Rmks:

Welcome to this exquisite infill in the vibrant heart of Marda Loop, where luxury living meets urban convenience. Immaculately maintained and beautifully designed, this home offers over 3,000 sq. ft. of thoughtfully developed living space with 4 bedrooms, 3.5 baths, and a contemporary aesthetic that blends elegance with functionality. From its custom features to its prime location, this home is the perfect combination of style, comfort, and walkability. As you step inside, you're greeted by a spacious dining area that flows seamlessly into the stunning kitchen. This chef-inspired space features an oversized island with bar seating, quartz countertops, a wood-paneled hood fan above the gas range, stainless steel appliances, and a built-in coffee bar complete with a beverage fridge. The south-facing living room is filled with natural light and offers the perfect spot to relax by the fireplace or entertain with ease. At the rear of the home, you'll find a spacious mudroom with built-in closets, cabinetry, a bench, and hooks, keeping everything organized. The tucked-away powder room adds an extra layer of privacy for guests. The upper floor boasts hardwood flooring and leads to a true retreat in the primary suite. Vaulted ceilings, a feature wall, and large windows set the tone, while dual walk-in custom closets and a flex desk area for makeup or morning coffee add thoughtful convenience. The spa-inspired ensuite offers a luxurious escape with a soaker tub, a spacious shower (steam-ready with a full-height tile and bench), and elegant finishes throughout. Two additional south-facing bedrooms and a dual-vanity main bath complete this level, making it ideal for families or guests. The fully developed lower level continues to impress with an entertainment room featuring a built-in wet bar, custom shelving, a 4th bedroom, and a 4-piece bathroom. This home also comes complete with air-conditioning, EV hookup in the garage as well as window treatments so it is ready and waiting for its new owner. What truly sets this home apart is its incredible location. Nestled in the sought-after community of Richmond, you're just steps away from Marda Loop's finest amenities, including DOPO, Masa Mama, Village Ice Cream, and Blush Lane Organic Market. Parks, schools, and public transit are within walking distance, while quick access to Crowchild Trail, 14 Street SW, and downtown make commuting a breeze. This home is perfect for families and professionals alike, offering luxurious finishes, thoughtful details, and a lifestyle that is second to none. Don't miss the opportunity to make this exceptional property your new home!

Inclusions:
Property Listed By:

**Electric Vehicle Plug
Century 21 Bamber Realty LTD.**

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











