# \$1,040,000 - 2540 32 Avenue Sw, Calgary

MLS® #A2265871

### \$1,040,000

3 Bedroom, 3.00 Bathroom, 1,792 sqft Residential on 0.17 Acres

Richmond, Calgary, Alberta

ATTENTION Investors and Builders! An incredible opportunity awaits in the highly sought after community of Richmond! NOW AVAILABLE - Huge 60' x 125' R-CG zoned lot. So much potential awaits for you with this wonderful property. Featuring 3 bedrooms and 2.5 bathrooms as well as a fully finished lower level with lots of storage and large craft room, this home as had some updating throughout the years and has been EXTREMELY WELL MAINTAINED. Whether you are looking for a move in ready home (with a plan to update or develop at a later date) or a project to start right away, this home is perfect. Updates throughout the years include a full kitchen renovation and addition to the home in 2001. All electrical and plumbing were re-done as well during this time. Roof on the home and garage were replaced in 2018 along with new gutter and gutter guards. The furnace and water heater were both replaced in 2016! Additional features include new dishwasher and refrigerator along with granite throughout the kitchen as well as beautiful hardwood floors throughout the main and upper level

The backyard is stunning with mature trees, gardening space and feeling of tranquility.

The location cannot be beat! Just minutes from Marda Loop where you will find boutique shops, restaurants, and cafes. Quick and easy access to downtown, major routes, and public







transit. This home will not last long, book your private showing before its gone

#### Built in 1952

#### **Essential Information**

MLS® # A2265871 Price \$1,040,000

Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,792 Acres 0.17 Year Built 1952

Type Residential Sub-Type Detached

Style 1 and Half Storey

Status Active

# **Community Information**

Address 2540 32 Avenue Sw

Subdivision Richmond
City Calgary
County Calgary
Province Alberta
Postal Code T3E 0V7

#### **Amenities**

Parking Spaces 2

Parking Single Garage Detached

# of Garages 1

#### Interior

Interior Features Bookcases, Built-in Features, Granite Counters, No Animal Home, No

Smoking Home, Storage

Appliances Dishwasher, Freezer, Microwave, Oven, Refrigerator, See Remarks,

Stove(s), Washer

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Wood Burning

Has Basement Yes
Basement Full

#### **Exterior**

Exterior Features Other

Lot Description Back Yard, Garden, Many Trees, Private

Roof Asphalt

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed October 22nd, 2025

Days on Market 7

Zoning R-CG

## **Listing Details**

Listing Office Real Estate Professionals Inc.

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