



\$ 1,359,000.00

2104 32 AVENUE SW CALGARY

<https://paulbrinton.com>

Have you ever wondered, what would it be like to live inner-city but don't want to deal with the noise that goes along with it? Welcome to your Perfect Inner-City Home! This home is located in the heart of the trendiest neighbourhood in Calgary. Steps away from everything Marda Loop...

- 5 beds
- 3 baths
- Detached
- Residential
- Active

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BASIC FACTS

Style: 2 Storey

MLS ® #: A1089794

Type: Detached

Bedrooms: 5

Status: Active

Area: 0.00 sq ft

County Or Parish: Calgary

CONDO TYPE: Not a Condo

Post Updated: 2021-09-26 19:37:40

Bathrooms: 3

Bedrooms Above Grade: 4

Date added: 09/05/21

Lot size: 6243 sq ft

Year built: 2010

Parking: Driveway, Garage Door Opener, Garage Faces Side, Quad or More Detached, See Remarks

PROPERTY FEATURES

Garage YN: Yes

Fireplace: 4

Fireplace Features: Electric, Gas

Exterior Features: Other

District: CAL Zone CC

Interior Features: Chandelier, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Track Lighting, Walk-In Closet(s), Wired for Sound

Roof Type: Asphalt Shingle

Total Parking: 6

Flooring: Ceramic Tile, Hardwood, Tile

Community Features: Park, Schools Nearby, Playground, Pool, Sidewalks, Street Lights, Shopping Nearby

Fencing: Fenced

Cooling: Central Air

Lot Features: Back Lane, Back Yard, City Lot, Corner Lot, Few Trees, Front Yard, Low Maintenance Landscape, Rectangular Lot

Heating Type: Forced Air, Natural Gas



PROPERTY INFORMATION

Basement: Finished, Full

Laundry features: Laundry Room, Upper Level

Transaction Type: For Sale

Title Land: Fee Simple

Rooms Above Grade: 9

Suite: No

Frontage Metres: 15.23M 50`0"

Living Area SF: 2804.20

Structure Type: House

Restrictions: None Known

Levels: Two

Zoning: R-C2

List Price Square Foot: \$ 484.63

Photo Count: 48

Construction Materials:

Brick,Concrete,Stone,Stucco,Wood Frame

Foundation: Poured Concrete

Appliances: Built-In

Oven,Dishwasher,Dryer,Garage

Control(s),Gas

Cooktop,Refrigerator,Washer,Window

Coverings

Subdivision Name: Richmond

Lot Size Acres: 0.14

