

# \$779,900 - 2028 32 Avenue Sw, Calgary

MLS® #A2256174

## \$779,900

2 Bedroom, 2.00 Bathroom, 1,355 sqft

Residential on 0.07 Acres

South Calgary, Calgary, Alberta

Great opportunity to own an updated detached infill in the heart of Marda Loop! This gorgeous open lay out home has A/C and is great for entertaining. The kitchen and upstairs have all been recently remodelled to appeal to every discerning buyer. This 2 bedroom and 1.5 bathroom home offers a maintenance free front and backyard, a rare wood burning fireplace and an unfinished basement. There is a double detached HEATED garage located behind the home to offer ample parking. So many shops and restaurants are within walking distance, but you still feel the vibe of a true inner city residential neighbourhood. Priced at under \$800K, this is your opportunity to get into home ownership of a detached home in the much desired community of South Calgary.

Built in 1984

## Essential Information

MLS® #	A2256174
Price	\$779,900
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,355
Acres	0.07
Year Built	1984
Type	Residential



Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	2028 32 Avenue Sw
Subdivision	South Calgary
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 1W6

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Recessed Lighting, Soaking Tub
Appliances	Built-In Oven, Built-In Range, Dishwasher, Garage Control(s), Garburator, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished

### Exterior

Exterior Features	Garden, Uncovered Courtyard
Lot Description	Back Yard, Fruit Trees/Shrub(s), Landscaped, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Silent Floor Joists, Stucco, Wood Frame, Shingle Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	September 11th, 2025
Days on Market	1
Zoning	R-CG

### **Listing Details**

Listing Office	Century 21 Bamber Realty LTD.
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