

# \$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 | 3                  |
| Zoning         | R-CG               |

## Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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