

# \$1,645,000 - 2208 32 Avenue Sw, Calgary

MLS® #A2218194

**\$1,645,000**

5 Bedroom, 4.00 Bathroom, 2,604 sqft

Residential on 0.09 Acres

Richmond, Calgary, Alberta

Timeless luxury. Discover exceptional inner-city living in this bright custom-built, traditionally inspired home nestled in one of Calgary's top communities near Marda Loop. With 3,874 sq ft of living space on a rare 32+ ft wide x 125 ft lot, this detached home offers more space and style than your typical infill. Thoughtfully designed to adapt to your lifestyle, this home offers flexible spaces ideal for remote work, entertaining, or growing families. The main floor features a premium Chef's kitchen with Thermador appliances, built-in coffee station, formal dining room, front office/living area, and open-concept family room with access to a private patio and plenty of storage. Upstairs, you'll find 3 oversized bedrooms, including a luxurious primary suite with Grigio Carrara marble, a freestanding tub, and a steam shower with body jets. Skylights, custom closets, and upstairs laundry add comfort and convenience. The fully finished oversized basement includes a wet bar, theatre/family room with 7.1 KEF sound system with 120 inch recessed motorized projector screen, 2 guest bedrooms, and more storage. Drive the paved lane into your over height 2 car garage - no need to remove the roof box. Enjoy summer evenings in the low-maintenance backyard or relax in the lush front garden.

Built to Exceed Expectations with Premium Upgrades: Gaulhofer European windows, EIFS stucco, solid oak door, Rundle and Flagstone masonry, in-floor heating, Control4 smart



system, Bosch boiler, HRV, A/C, 8â€• oak flooring, Gemstone lights and more. Walk to everything Marda Loop offers and commute downtown in minutes. This is not just another inner-city homeâ€”itâ€™s a lasting legacy of quality, comfort, and style.â€”book your private showing today.

Built in 2013

### Essential Information

MLS® #	A2218194
Price	\$1,645,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,604
Acres	0.09
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	2208 32 Avenue Sw
Subdivision	Richmond
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T1X1

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Beamed Ceilings, Bookcases, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, Kitchen Island, Quartz Counters, Recessed Lighting, Skylight(s), Soaking Tub, Sump Pump(s), Tankless Hot Water, Wet Bar, Wired for Sound, Wood Windows, Smart Home, Steam Room
Appliances	Bar Fridge, Built-In Gas Range, Built-In Refrigerator, Dishwasher, Garburator, Microwave, Range Hood, See Remarks, Washer/Dryer, Window Coverings, Wine Refrigerator
Heating	In Floor, Fireplace(s), Forced Air, Natural Gas, Boiler, Radiant
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Mantle, Marble
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line, Garden, Private Yard, Rain Gutters, Awning(s)
Lot Description	Back Lane, City Lot, Landscaped, Rectangular Lot, Fruit Trees/Shrub(s)
Roof	Asphalt
Construction	Stone, Stucco, Cedar
Foundation	Poured Concrete

## Additional Information

Date Listed	May 7th, 2025
Days on Market	40
Zoning	R-CG

## Listing Details

Listing Office	CIR Realty
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