



## 2704 32 Avenue Calgary Alberta

\$799,900

OPEN HOUSE SATURDAY, NOVEMBER 11TH FROM 11:30 AM - 1:30 PM. Step into this impeccably updated 3+1 bedroom bungalow gracing a generous 60'x125' corner lot in the well-established community of Richmond. The main level greets you with original refinished hardwood floors and textured ceilings, setting the stage for the spacious living room with a welcoming feature fireplace. This inviting space seamlessly flows into the formal dining area, complete with patio doors leading to the rear deck. Just off the dining area, a beautifully renovated kitchen awaits, boasting elegant black granite countertops, a classic white subway tile backsplash, pristine white cabinets, stainless steel appliances, and a cozy eating area. Three bedrooms and an updated 4-piece bathroom with tile surround and an oak vanity featuring a granite countertop complete the main level. The basement reveals a thoughtfully designed living space, with engineered white oak flooring enhancing a generously sized family room, a remarkably spacious bedroom with a walk-in closet, a comfortable office space, and a modernized 3-piece bathroom. The basement also accommodates a practical laundry room with a sink and ample storage space. Other notable features include central air conditioning, high efficiency furnace & 100 amp electrical panel (both approximately 10 years old) & hot water tank (approximately 3 years old). Outside, relish the serene ambiance of mature trees, a vast backyard with a deck, and easy access to a single detached garage alongside a convenient parking pad. The location is truly unbeatable, nestled next to the peaceful Richmond Park, offering convenient walking and biking access to Richmond Green playground and tennis courts. Enjoy close proximity to the vibrant Marda Loop, excellent schools, shopping options, public transit, and easy access to Crowchild Trail. This home harmonizes style, comfo...

Family room 14.58 Ft x 13.50 Ft  
 Laundry room 10.67 Ft x 9.58 Ft  
 Cold room 8.00 Ft x 4.92 Ft  
 Furnace 10.83 Ft x 10.08 Ft  
 Office 10.67 Ft x 7.00 Ft

Dining room 12.08 Ft x 10.00 Ft  
 Living room 17.33 Ft x 12.08 Ft  
 Foyer 15.33 Ft x 3.58 Ft  
 Primary Bedroom 11.58 Ft x 10.25 Ft  
 Bedroom 11.17 Ft x 10.58 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
 RE/MAX REAL ESTATE (CENTRAL)

<http://www.tanyaeklundgroup.ca/>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
 N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
 cm.mackenzie@shaw.ca

Bedroom 25.83 Ft x 12.50 Ft  
3pc Bathroom .00 Ft x .00 Ft  
Other 13.75 Ft x 11.33 Ft

Bedroom 11.17 Ft x 9.25 Ft  
4pc Bathroom .00 Ft x .00 Ft