

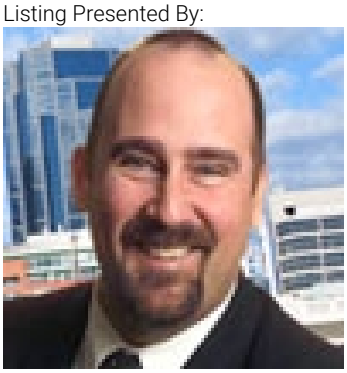
2207 32 Avenue Calgary Alberta

$1,249,000

Welcome to modern inner-city living in the desirable neighborhood of Richmond. This fully detached 3 storey home offers over 3,400 square feet of fully finished living space spread across four thoughtfully designed levels, this home seamlessly combines generous proportions, functional design, and low-maintenance luxury. The main floor creates an inviting first impression with a dedicated formal dining area that connects smoothly into the open kitchen and living spaces. Built for both easy weeknight dinners and effortless entertaining, the kitchen features premier stainless steel appliances--including a gas cooktop, 2 ovens, and a sleek glass chimney hood. A large central island provides ample prep space and casual seating, accompanied by warm lighting and a spacious walk-in pantry. Beyond the kitchen, the sun-filled living room centers on a dramatic floor-to-ceiling gas fireplace, creating a cozy anchor for the main level while opening directly to a south-facing rear deck and a fully fenced, private backyard. The second level is home to three light-filled bedrooms, including a quiet primary retreat. The primary bedroom features a sprawling walk-in closet and a well-appointed 5-piece ensuite complete with a deep hydromassage tub, dual vanities, and a glass-enclosed rainfall shower. Two additional bedrooms and a dedicated laundry room with built-in cabinetry complete this floor. One of the property's standout features is the open 630-square-foot top-floor loft. Equipped with a private powder room, custom wet bar, and direct access to an expansive rooftop terrace, this adaptable space boasts views of the Calgary skyline and seasonal Stampede fireworks--making it ideal for an executive office, creative studio, or top-tier hosting space. Downstairs, the finished lower level is kept comfortable year-round with radiant in-floor heating. It includes a private fourth bedroo...

Recreational, Games room 16.17 Ft x 35.17 Ft
2pc Bathroom 4.08 Ft x 9.00 Ft
Media 15.17 Ft x 26.50 Ft
Furnace 9.17 Ft x 8.25 Ft
4pc Bathroom 7.00 Ft x 6.17 Ft
Bedroom 10.75 Ft x 12.42 Ft
2pc Bathroom 4.67 Ft x 4.83 Ft
Living room 13.75 Ft x 17.17 Ft
Primary Bedroom 16.25 Ft x 11.58 Ft
Other 5.92 Ft x 9.08 Ft
5pc Bathroom 8.42 Ft x 10.25 Ft
Bedroom 9.92 Ft x 11.75 Ft

Listing Presented By:



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Storage 4.08 Ft x 7.75 Ft

Family room 16.17 Ft x 14.58 Ft

Kitchen 13.83 Ft x 19.08 Ft

Bedroom 12.83 Ft x 13.17 Ft

4pc Bathroom 4.92 Ft x 8.42 Ft