Al Beatty
GRASSROOTS REALTY GROUP — GRANDE PRAIRIE

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2207 32 Avenue SW
Calgary, Alberta

MLS # A2349623

$1,249,000

Division:	Richmond		
Type:	Residential/House		
Style:	3 (or more) Storey		
Size:	2,528 sq.ft.	**Age:**	2012 (14 yrs old)
Beds:	4	**Baths:**	3 full / 2 half
Garage:	Alley Access, Double Garage Detached, Garage Faces Rear		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		

Heating:	In Floor, Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Hardwood, Tile	**Sewer:**	-
Roof:	Flat	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Stone, Stucco, Vinyl Siding	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-

Features: Bar, Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, See Remarks, Skylight(s), Storage, Walk-In Closet(s), Wired for Data, Wired for Sound

Inclusions: Wall mounted speakers in bsmt (4), security cameras w/junction box (2), Gazebo

OPEN HOUSE SUN OCT 18 FROM 2-4PM 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 bedroom, a stylish 4-piece bath, generous storage, and a custom media room with its own bar setup for movie nights - and risers that are easily removed if preferred. Complete with central air conditioning, an integrated security system with cameras, professional low-maintenance landscaping, and an insulated detached two-car garage. All of this sits just steps from Marda Loop’s popular cafes, shops, and dining, with quick access to Downtown Calgary, Crowchild Trail, top schools, and Mount Royal University.

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