2207 32 Avenue SW

Calgary | Active | MLS® A2349623

$1,249,000









Bedrooms	Bathrooms	Year Built	Living area
4	**5**	**2012**	**2,527.72 sq. ft.**

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403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX Realty Professionals

A closer look

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.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2349623
Bedrooms	4
Bathrooms	5
Year Built	2012
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale

Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	3 (or more) Storey
Total Living Area:	2,527.72 sq. ft.
Main Level Finished Area:	919.97 sq. ft.
Upper Level Finished Area:	1,607.76 sq. ft.
Below Grade Finished Area:	912.66 sq. ft.
Acreage:	No
Lot Area:	3,121 sq. ft.
Lot Frontage:	25'
Front Exposure:	North
Levels:	Three Or More
Total Rooms Above Grade:	7
Year built:	2012 (Age: 14)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	5.0 (Full:3, Half:2)
Num Ensuite Baths:	1
Plan:	4479P
Heating:	In Floor, Forced Air, Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No

Construction Material:	Stone, Stucco, Vinyl Siding
Structure Type:	House
Roof:	Flat
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Tile
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Family Room, Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Alley Access, Double Garage Detached, Garage Faces Rear
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Laundry Room, Upper Level
City Quadrant:	Southwest
Community:	Richmond
Appliances:	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Electric Oven, Garage Control(s), Gas Oven, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	Wall mounted speakers in bsmt (4), security cameras w/junction box (2), Gazebo
Restrictions:	None Known
Main Floor	Family Room · 16'2" × 14'7" ·
Main Floor	Kitchen · 19'1" × 13'10" ·
Main Floor	Living Room · 17'2" × 13'9" ·
Upper Level	Bedroom - Primary · 16'3" × 11'7" ·
Upper Level	Walk-In Closet · 9'1" × 5'11" ·
Upper Level	Bedroom · 11'9" × 9'11" ·

Upper Level	Bedroom · 13'2" × 12'10" ·
3rd Floor	Game Room · 35'2" × 16'2" ·
Basement	Media Room · 26'6" × 15'2" ·
Basement	Furnace/Utility Room · 9'2" × 8'3" ·
Basement	Bedroom · 12'5" × 10'9" ·
Basement	Storage · 7'9" × 4'1" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby
Interior 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
Exterior Features:	Balcony, BBQ gas line, Private Yard
Patio And Porch Features:	Balcony(s), Deck
Lot Features:	Back Lane, Back Yard, Landscaped, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-CG
Listed Date:	Oct 08, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2207-32-avenue-sw-calgary-a2349623/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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