



3101, 5305 32 Avenue SW
Calgary, Alberta

MLS # A2321557



\$500,000

Division:	Glenbrook		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,253 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 495
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1 d58
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Walk-In Closet(s)		

Inclusions: na

OPEN HOUSE: JUNE 20&21 12:00PM-2PM. Everything you need to know in the BROCHURE and in MORE INFORMATION LINK BELOW ...Check it out! Opportunities like this don't come around often — a true end-unit townhome, FACING A LUSH FOREST (no view of neighbours or Sarcee Trail!) , seconds from an OFF LEASE DOG PARK, in the heart of Glenbrook Park, where MODERN FINISHES, flexible living, and one of Southwest Calgary's MOST COVETED ADDRESS come together in one exceptional package. Spanning three thoughtfully configured levels with four bedrooms, two and a half bathrooms, and just over 1,650.82 SQUARE FEET of refined living space, the home strikes a balance between everyday practicality and genuine elegance that is INCREASINGLY RARE AT THIS PRICE POINT. The entry level greets you with tile flooring underfoot, a smooth connection to the single attached garage, and a flexible bedroom that adapts effortlessly to whatever your life demands — a private office, a guest retreat, a personal fitness space, or something else entirely. Move upstairs and the home transforms into something special: SOARING NINE FEET ceilings stretch overhead, vinyl plank floors run underfoot, and a beautifully OPEN LAYOUT unfolds across the full width of the floor, anchored by a chef-worthy kitchen appointed with QUARTZ countertops, stainless steel appliances, a generous island with integrated storage, crisp modern cabinetry, and open shelving that invites your personal touch. A DEDICATED PANTRY keeps your kitchen organized while a cleverly positioned office nook carves out dedicated workspace without disrupting the flow of the home, and a SUNNY WEST FACING PATIO off the living room pulls you outside into afternoon sun, golden-hour light, and direct access to the lush common green space that

makes this complex feel more like a neighbourhood than a condo development. The upper level is where the home delivers its quietest luxuries — a primary bedroom with a walk-in closet and a fully tiled four-piece ensuite, two additional bedrooms that serve equally well for family or guests, a second full bathroom, and upper-level laundry positioned exactly where you need it. Being an end unit means extra windows, and those windows mean something here — NATURAL LIGHT pours in from multiple angles, lifting every room and creating an atmosphere that feels open and alive throughout the day. Add parking for two vehicles between the garage and private driveway, immediate proximity to parks, a playground, and seamless access to Glenmore Trail, Sarcee Trail, Richmond Road, and the downtown core, and what you have is a move-in-ready home that genuinely delivers — for professionals, families, downsizers, and investors alike — in one of Southwest Calgary's most enduring and desirable communities. For OUTDOOR NATURE LOVERS! Under an hour to Canmore and 45 minutes to Kananaskis. Proximity to downtown -12 minutes. Proximity to the Rockies - 45 minutes.