

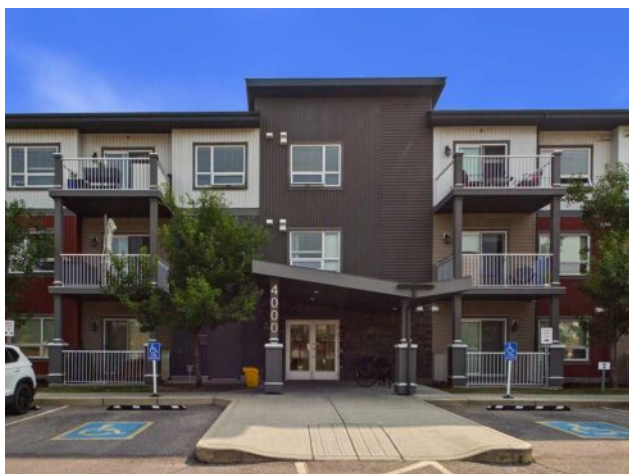


GRASSROOTS
REALTY GROUP

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4101, 5305 32 Avenue SW
Calgary, Alberta

MLS # A2336405



\$264,900

Division:	Glenbrook		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	594 sq.ft.	Age:	2014 (12 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard

Floors: Carpet, Cork, Tile

Roof: -

Basement: -

Exterior: Stone, Vinyl Siding

Foundation: -

Features: Bookcases, Kitchen Island, Quartz Counters

Water: -

Sewer: -

Condo Fee: \$ 370

LLD: -

Zoning: M-C1 d58

Utilities: -

Inclusions: Shelving

Welcome to upscale inner-city living in the highly sought-after community of Glenbrook. Situated on the main floor, this exceptional corner unit perfectly blends contemporary sophistication with everyday functionality, offering an elevated lifestyle directly adjacent to an expansive, beautifully landscaped green space. From the moment you enter, the distinct advantages of a corner layout are on full display, with extra side windows flooding the open-concept living area in warm, natural light throughout the day. Modern architectural details, pristine flooring, designer lighting fixtures, and clean, elegant lines create a bright, airy ambiance that seamlessly connects the living, dining, and gourmet kitchen spaces, making it an ideal setting for both lively entertaining and quiet relaxation. The upgraded finishes extend throughout every corner of this stylish home. The chef-inspired kitchen features sleek quartz countertops, premium stainless steel appliances, full-height modern cabinetry with abundant storage, and an inviting breakfast bar for casual dining. Retreat to the spacious primary bedroom, a tranquil sanctuary designed to fit full sized furnishings, complete with an ample closet. The adjacent spa-inspired full bathroom mirrors a luxury boutique hotel, boasting tile work in full surround, a deep soaking tub, and a sleek modern vanity. The unit has ground-floor access to your private walk-out patio, where you can step directly outside to enjoy your morning coffee, host summer barbecues, or take seamless walks through the lush green space just steps from your main living space. Completing this residential home are the ultimate urban conveniences: a dog park near by, secured bike storage, a convenient titled parking stall and the versatility to Air BnB this unit for an additional income opportunity. Located in established Glenbrook, you'll enjoy peaceful, tree-lined surroundings while

remaining exceptionally connected. You are just minutes away from Westhills and Signal Hill Shopping Centres, local cafes, schools, parks, and major thoroughfares like Sarcee Trail, Richmond Road, and 17th Avenue for a rapid commute downtown or a quick escape to the mountains. Combining main-floor accessibility, corner-unit privacy, park-side serenity, and refined modern design, this turn-key property is an outstanding opportunity for young professionals, those downsizing, or savvy investors alike.