

**3102, 5305 32 Avenue SW**  
**Calgary, Alberta**

**MLS # A2254016**



**\$499,999**

|                  |                                                    |               |                   |
|------------------|----------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Glenbrook                                          |               |                   |
| <b>Type:</b>     | Residential/Five Plus                              |               |                   |
| <b>Style:</b>    | 3 (or more) Storey                                 |               |                   |
| <b>Size:</b>     | 1,275 sq.ft.                                       | <b>Age:</b>   | 2015 (10 yrs old) |
| <b>Beds:</b>     | 4                                                  | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Single Garage Detached                             |               |                   |
| <b>Lot Size:</b> | -                                                  |               |                   |
| <b>Lot Feat:</b> | Backs on to Park/Green Space, No Neighbours Behind |               |                   |

|                    |                                                                                                                    |                   |          |
|--------------------|--------------------------------------------------------------------------------------------------------------------|-------------------|----------|
| <b>Heating:</b>    | Forced Air                                                                                                         | <b>Water:</b>     | -        |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Laminate                                                                                     | <b>Sewer:</b>     | -        |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                    | <b>Condo Fee:</b> | \$ 492   |
| <b>Basement:</b>   | Finished, Full                                                                                                     | <b>LLD:</b>       | -        |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                                                                                           | <b>Zoning:</b>    | M-C1 d58 |
| <b>Foundation:</b> | Poured Concrete                                                                                                    | <b>Utilities:</b> | -        |
| <b>Features:</b>   | Bookcases, Built-in Features, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Storage, Walk-In Closet(s) |                   |          |

**Inclusions:** NA

Welcome to this beautifully maintained townhouse located in the family-friendly community of Glenbrook! This home features an open-concept main floor, complete with a stylish kitchen with quartz countertops, stainless steel appliances and ample cabinetry space, which flows seamlessly into the dining area and cozy living room. A built-in workspace off the dining room provides the perfect spot for remote work or homework. Upstairs, you'll find the laundry and a full bathroom, as well as three spacious bedrooms, one with its own ensuite. A versatile fourth bedroom is located on the lower level, which is ideal for a guest room, hobby space, or home gym. Enjoy the added convenience of a heated single garage and central air conditioning. Backing onto a serene green space, this home is perfectly situated, being just steps from a playground, and an off-leash dog park. Let's not forget the prime location of this stunning home: Close to Signal Hill Shopping Center, only a 5 minute walk from Glenbrook Plaza which includes a GoodLife, grocery stores, medical centres and much more, and it's only a 15 minute drive from downtown! Close to schools and all other amenities. This home is perfectly suited for families, professionals, or anyone seeking a welcoming, well-connected location!