\$824,900 - 4309 32 Avenue Sw, Calgary

MLS® #A2228371

\$824,900

3 Bedroom, 4.00 Bathroom, 1,320 sqft Residential on 0.15 Acres

Glenbrook, Calgary, Alberta

OPEN HOUSE Sunday July 20th 2 - 4 pm. Introducing The Jones, the debut townhome project by A Home Making Company, a distinguished builder renowned for thoughtfully crafted, design-driven homes in Calgary's sought-after inner-city neighborhoods. This exquisite home blends craftsmanship with modern Calgary living, exemplifying commitment to quality, comfort, and timeless designâ€"all in an exceptional location.

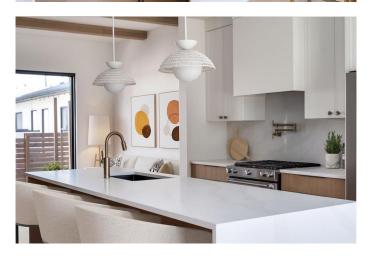
This stunning residence offers a sophisticated kitchen with premium KitchenAid stainless steel appliances, including a gas range, hood fan, dishwasher, and space-saving drawer microwave. Quartz countertops, a striking bookmatched backsplash, a pot filler, and a built-in garbage and recycling drawer elevate the space for seamless entertaining and everyday living.

The main floor impresses with exposed beams, a cozy gas fireplace with a concrete surround mantle, and built-in shelving, creating an inviting atmosphere. Adjacent to the dining area, a built-in buffet with matching quartz provides extra storage and serving space. The front entrance is thoughtfully designed with a mirror and a closet organizer.

Upstairs, the primary suite features vaulted 13-foot ceilings with exposed beams, a spacious walk-in closet with custom organizers and a full-length mirror, and a luxurious







ensuite with heated floors, a double vanity, quartz countertops, and a walk-in shower with a floating bench. Attention to detail continues with solid-core wood barn-style sliding doors, high ceilings throughout, and a skylight that floods the landing with natural light.

The lower level offers a versatile media room complete with a full wet bar, built-in TV wall unit, under cabinet lighting, custom shelving, and a beverage fridgeâ€"perfect for relaxing or entertaining. A second bedroom and full bathroom add comfort and privacy, highlighted by sunshine windows and quality finishes.

Additional features include 7.5-inch oak engineered hardwood flooring, custom soft-close cabinetry, eight-foot doors, and tilt-and-turn European-style windows with phantom screens. High-efficiency systems include air conditioning, rough-in slab heating, a 50-gallon water tank, heat recovery ventilation (HRV), a sump pump, and programmable Eco B Smart thermostats.

Enjoy a south-facing backyard with a BBQ gas line, a seven-foot privacy fence, landscaped yards, and a single detached garage with an epoxy floor. The exterior showcases timeless brick and stucco finishes with undermount lighting for added ambiance.

Modern tech touches include in-ceiling speakers, Telus Fibre Optik, CAT6 wiring, and an epoxy-finished mechanical room with a water sensor.

Perfectly situated, The Jones offers excellent proximity to public and Catholic schools, shopping centres, parks, playgrounds, and easy access to 17th Avenue, Richmond Road, Sarcee Trail, Bow Trail & Crowchild Trail.

AHMC doesn't build housesâ€"they build homes.

Essential Information

MLS® # A2228371 Price \$824,900

Bedrooms 3

Bathrooms 4.00

Full Baths 3 Half Baths 1

Square Footage 1,320 Acres 0.15 Year Built 2025

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

Community Information

Address 4309 32 Avenue Sw

Subdivision Glenbrook
City Calgary
County Calgary
Province Alberta
Postal Code T3E 8A2

Amenities

Amenities None

Parking Spaces 1

Parking Insulated, Single Garage Detached, Garage Door Opener, Garage

Faces Rear

of Garages 1

Interior

Interior Features Built-in Features, Closet Organizers, Double Vanity, High Ceilings,

Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Walk-In Closet(s), Wet Bar, Natural

Woodwork

Appliances Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator,

Washer, Wine Refrigerator

Heating Forced Air, In Floor Roughed-In

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features BBQ gas line, Lighting, Private Entrance, Private Yard, Rain Gutters

Lot Description See Remarks

Roof Asphalt Shingle

Construction Brick, Composite Siding, Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed July 11th, 2025

Days on Market 9

Zoning R-CG

Listing Details

Listing Office Century 21 Bamber Realty LTD.

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