

# \$499,999 - 3102, 5305 32 Avenue Sw, Calgary

MLS® #A2254016

**\$499,999**

4 Bedroom, 3.00 Bathroom, 1,275 sqft  
Residential on 0.00 Acres

Glenbrook, Calgary, Alberta

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!

Built in 2015

## Essential Information



MLS® #	A2254016
Price	\$499,999
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,275
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### **Community Information**

Address	3102, 5305 32 Avenue Sw
Subdivision	Glenbrook
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 8A2

### **Amenities**

Amenities	Dog Park
Parking Spaces	2
Parking	Single Garage Detached
# of Garages	1

### **Interior**

Interior Features	Built-in Features, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Storage, Walk-In Closet(s), Bookcases
Appliances	Dishwasher, Microwave Hood Fan, Range, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Balcony
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Lot Description	Backs on to Park/Green Space, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	September 5th, 2025
Days on Market	2
Zoning	M-C1 d58

### **Listing Details**

Listing Office	Real Broker
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