# \$799,900 - 4309 32 Avenue Sw, Calgary

MLS® #A2265959

# \$799,900

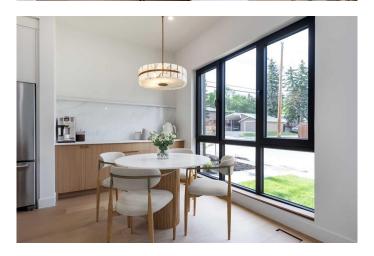
3 Bedroom, 4.00 Bathroom, 1,320 sqft Residential on 0.00 Acres

Glenbrook, Calgary, Alberta

Open House Saturday, Nov. 8 | 2â€"4 PM. Introducing †The Jones' by A Home Making Company, a boutique builder known for design-driven, meticulously crafted homes in Calgary's inner-city communities. Every detail reflects a focus on quality, comfort, and timeless design a combination rarely found in today's market. The chef-inspired kitchen features premium KitchenAid stainless steel appliances including a gas range, hood fan, dishwasher, and space-saving drawer microwave. Quartz countertops, a bookmatched backsplash, pot filler, and built-in garbage and recycling drawers combine luxury and function. The main floor offers 10-foot ceilings, exposed beams, and a gas fireplace with AHMC's signature custom concrete surround. Built-in shelving and a buffet with matching quartz add both storage and style. The front entrance includes a mirror and custom closet organizer, while a vaulted, chic powder room adds architectural detail. Upstairs, the primary suite features vaulted 13-foot ceilings, exposed beams, and oversized windows that fill the space with natural light. A custom walk-in closet with full-length mirror and ample custom storage. Step inside your breathtaking ensuite, heated floors, double vanity, and walk-in shower with floating bench. The second bedroom includes a custom closet organizer and access to a full bathroom, ideal for family or guests. A skylight brightens the landing, complementing the high ceilings throughout. The lower level is







designed for entertaining, with a media room, full wet bar, built-in TV wall, under-cabinet lighting, custom shelving, and beverage fridge. A third bedroom and full bathroom offer privacy and comfort, highlighted by sunshine windows and exceptional finish quality. Materials include 7.5-inch oak engineered hardwood, soft-close custom cabinetry, 8-foot doors, and European tilt-and-turn windows with phantom screens. Mechanical features include air conditioning, rough-in in-floor heating, 50-gallon hot water tank, HRV system, sump pump, and programmable Eco B Smart thermostats. The exterior offers a south-facing, low-maintenance yard with BBQ gas line, 7-foot privacy fence and gate and a single detached garage with epoxy floor. The brick and stucco façade with under-mount lighting reflects AHMC's precision craftsmanship and attention to detail. Modern upgrades include in-ceiling speakers, Telus Fibre Optik, CAT6 wiring, and an epoxy-finished mechanical room with water sensor. Located near top public and Catholic schools, parks, shopping, and major routesâ€"17th Avenue, Richmond Road, Sarcee Trail, Bow Trail, and Crowchild Trailâ€"this home offers refined inner-city living without compromise. A Home Making Company doesn't just build houses, they build homes. Experience the difference at The Jones.

#### Built in 2025

#### **Essential Information**

MLS® # A2265959 Price \$799,900

Bedrooms 3
Bathrooms 4.00

Full Baths 3
Half Baths 1

Square Footage 1,320 Acres 0.00 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 Garage Faces Rear, Insulated, Single Garage Detached

# of Garages 1

#### Interior

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

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

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 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 November 7th, 2025

Days on Market 1

Zoning R -CG

# **Listing Details**

Listing Office Century 21 Bamber Realty LTD.

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