

2101, 5305 32 Avenue SW
Calgary, Alberta

MLS # A2319960



\$525,000

Division:	Glenbrook		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,626 sq.ft.	Age:	2015 (11 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Driveway, Garage Faces Front, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Cul-De-Sac, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 492
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	M-C1 d58
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, Pantry, Quartz Counters		

Inclusions: White cabinet in powder room

Welcome to Glenbrook Park, a sought-after complex located in the heart of Glenbrook. This beautifully maintained end-unit townhome offers the perfect blend of modern design, functional living, and an unbeatable location, making it an ideal fit for professionals, young families, downsizers, or investors alike. With 4 bedrooms, 2.5 bathrooms, and over 1,140 square feet of thoughtfully designed living space, this home offers the flexibility and functionality today's buyers are looking for. As an end unit, additional windows throughout the home flood the space with natural light, creating a bright and inviting atmosphere on every level. The main floor welcomes you with a spacious entry featuring durable tile flooring, direct access to the attached garage, and a versatile bedroom that can easily function as a home office, fitness space, hobby room, or guest area. The second level serves as the heart of the home, featuring 9-foot ceilings, hardwood flooring, and an open-concept layout designed for both everyday living and entertaining. The spacious living room opens onto a west-facing patio, perfect for enjoying afternoon sunshine and evening sunsets while providing direct access to the beautifully maintained common green space. The kitchen combines style and functionality with quartz countertops, stainless steel appliances, a large island with additional storage, modern cabinetry, and open shelving for decorative touches. Adjacent to the kitchen, a dedicated office nook offers the perfect work-from-home setup, while a pantry closet provides valuable additional storage. A convenient 2-piece powder room completes this level. Upstairs, the primary bedroom serves as a comfortable retreat featuring a walk-in closet and a private 4-piece ensuite with full-height tile surround. Two additional bedrooms provide ample space for family, or guests, while a second 4-piece bathroom and

upper-level laundry add convenience to everyday living. Additional features include central air conditioning, a single attached garage, and a private driveway that allows parking for two vehicles. Residents of Glenbrook Park enjoy an exceptional location adjacent to a park, playground, and off-leash dog park, while remaining just minutes from schools, recreation facilities, shopping, and dining. Quick access to Glenmore Trail, Sarcee Trail, Richmond Road, and downtown Calgary makes commuting effortless. Offering modern finishes, flexible living spaces, abundant natural light, and a location that balances convenience with community, this move-in ready home presents an outstanding opportunity in one of Calgary's most desirable southwest neighbourhoods.