

4201, 5305 32 Avenue SW
Calgary, Alberta

MLS # A2341571



\$320,000

Division:	Glenbrook		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	881 sq.ft.	Age:	2005 (21 yrs old)
Beds:	2	Baths:	2
Garage:	Asphalt, Guest, Stall, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Cork	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 542
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-C1 d58
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Elevator, High Ceilings, No Animal Home, No Smoking Home, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

****Welcome to this exceptional 2-bedroom + den corner unit, offering an ideal combination of space, privacy, and functionality!****
Thoughtfully designed with 9-foot ceilings and an abundance of natural light, this home features a versatile ****den** that provides valuable additional living space—perfect for a home office, study, hobby room, or a big storage room. The bright and inviting kitchen features quartz countertops, stainless-steel appliances, ample cabinetry, and a convenient breakfast bar, flowing seamlessly into the dining and living areas. Large windows and sliding glass doors open onto your private balcony, creating a wonderful space to enjoy your morning coffee or unwind at the end of the day. The smart split-bedroom layout offers excellent privacy. The spacious primary suite features a generous walk-through closet and a 4-piece ensuite, while the second bedroom is conveniently located near the additional full bathroom. ****A standout feature of this home is the TWO TITLED PARKING STALLS—a rare find that offers exceptional convenience and value.**** Whether you have two vehicles or simply want the flexibility of an additional parking stall, this is a feature that sets this unit apart. Located in a pet-friendly building with elevator access and bike storage, this home is conveniently close to parks, shopping, restaurants, major roadways, transit, and downtown Calgary. ****With a desirable corner-unit layout, a highly functional den, and two titled parking stalls, this home offers the space and flexibility that discerning condo buyers are looking for.****