# \$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

Introducing The Jones, the debut townhome project by A Home Making Company, a distinguished husband-and-wife builder duo 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.

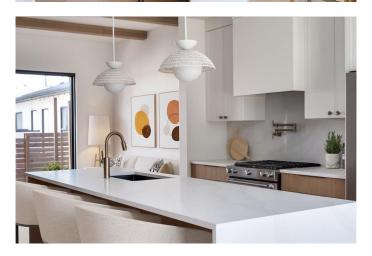
This stunning residence offers a sophisticated kitchen with premium KitchenAid stainless steel appliances, including a gas range, hood fan, dishwasher, and space-saving drawer microwave. Quartz countertops, a striking bookmatched backsplash, a pot filler, and a built-in garbage and recycling drawer elevate 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 Garage Door Opener, Insulated, Garage Faces Rear, Single Garage

Detached

# 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), Natural Woodwork,

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 Finished, Full

#### **Exterior**

Exterior Features BBQ gas line, Private Entrance, Private Yard, Lighting, 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 2

Zoning R-CG

# **Listing Details**

Listing Office Century 21 Bamber Realty LTD.

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