

\$329,900 - 4314, 5305 32 Avenue Sw, Calgary

MLS® #A2173770

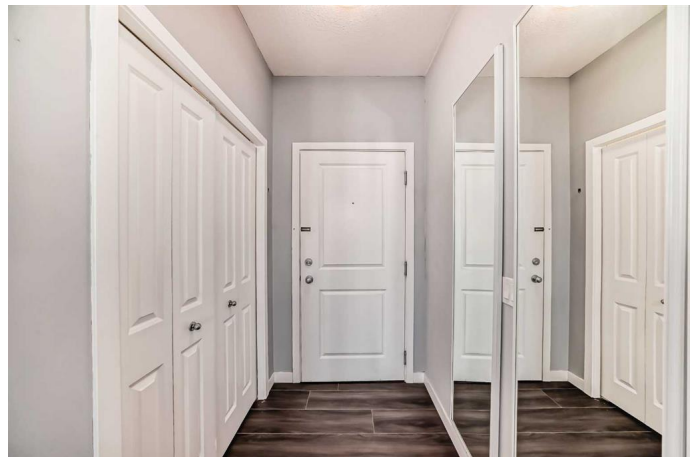
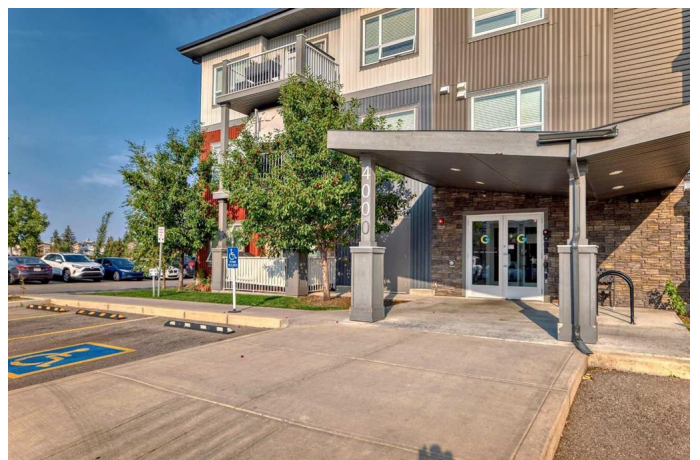
\$329,900

2 Bedroom, 2.00 Bathroom, 881 sqft

Residential on 0.00 Acres

Glenbrook, Calgary, Alberta

TWO TITLED PARKING STALLS!
FEATURING A COVETED DEN! Best TOP-FLOOR unit in the complex! This sought-after condo offers 2 bedrooms, 2 bathrooms, and a spacious den, all located in the desirable SW community of Glenbrook, with easy access to major roads including Richmond Road, Stoney Trail, Bow Trail, and Glenmore Trail and nearby shopping centers like Glenbrook Plaza and Westhill Centre for all your essentials. With a 15-minute commute to downtown, this pet-friendly building is also walking distance to schools, churches, and parks, including a dog leash area. This spacious & modern unit features an open-concept kitchen, dining, and living area that's perfect for entertaining, complete with granite countertops, a breakfast bar, sleek stainless steel appliances, and luxury vinyl flooring throughout. Enjoy the convenience of in-unit laundry, a huge walk-through closet in the primary bedroom, and a stylish neutral paint palette that enhances the bright, airy feel. The SE corner location means the unit is filled with sunshine in winter, offering serene courtyard views and plenty of peace and quiet. With 9' ceilings, a large storage room, and 2 titled parking stalls conveniently located near the entrance, this condo has it all! Additional amenities include an elevator, a bicycle storage room, and close proximity to the LRT station for easy commuting. Steps away from Glenbrook Park, highly regarded schools, and Mount Royal University, this



home is perfect for outdoor enthusiasts, students, first-time homebuyers, and families alike. Don't miss your chance to own this incredible unit!

Built in 2015

Essential Information

MLS® #	A2173770
Price	\$329,900
Sold Price	\$325,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	881
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	4314, 5305 32 Avenue Sw
Subdivision	Glenbrook
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 8A2

Amenities

Amenities	Bicycle Storage, Elevator(s), Parking, Park, Visitor Parking
Parking Spaces	2
Parking	Side By Side, Stall

Interior

Interior Features	Built-in Features, Breakfast Bar, Closet Organizers, Granite Counters, Storage, Walk-In Closet(s)
Appliances	Refrigerator, Window Coverings, Dishwasher, Dryer, Microwave Hood

	Fan, Stove(s), Washer
Heating	Baseboard
Cooling	None
# of Stories	3

Exterior

Exterior Features	Balcony
Construction	Stone, Vinyl Siding, Wood Frame

Additional Information

Date Listed	October 17th, 2024
Date Sold	November 8th, 2024
Days on Market	22
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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