

# \$859,000 - 4416 32 Avenue Sw, Calgary

MLS® #A2214545

**\$859,000**

4 Bedroom, 4.00 Bathroom, 1,856 sqft

Residential on 0.07 Acres

Glenbrook, Calgary, Alberta

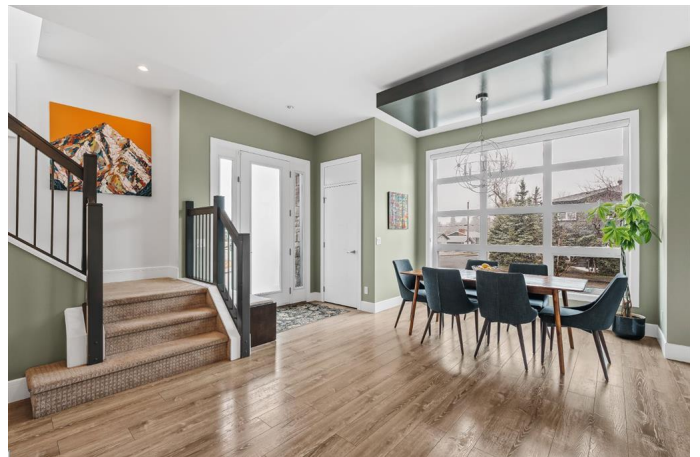
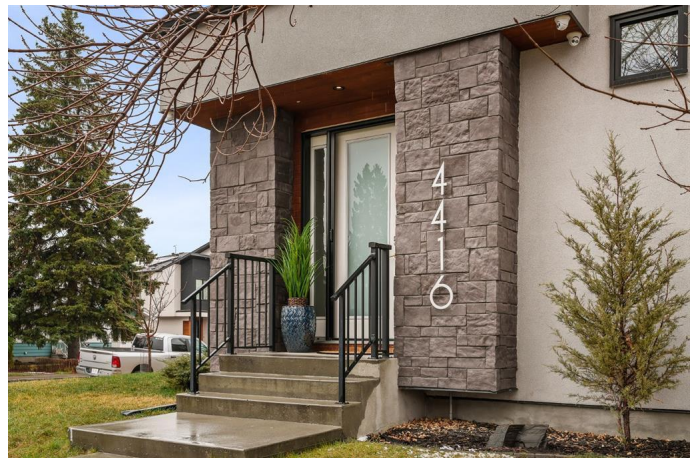
Located on one of the most sought-after streets in Glenbrook, this exceptional corner home is filled with upgrades and bathed in natural light thanks to an abundance of south-facing windows. The main level offers bright, open-concept living with full-height white cabinetry, pull-out kitchen storage, a gas stove, pantry, stainless steel appliances, and a convenient powder room. Step through the sliding patio doors to your oversized, sun-drenched deck—perfect for entertaining or relaxing. Upstairs, the luxurious primary suite impresses with a spacious bedroom, large walk-in closet, and spa-inspired ensuite. Two additional bedrooms, a four-piece bathroom, and an upper-floor laundry room complete the second level. The professionally finished basement features a thoughtful, custom layout with a large bedroom, wet bar, rec room, storage room, and now a newly added home office—ideal for remote work or study. Additional upgrades include central A/C, upgraded roof venting, custom built-in mudroom with pullout storage, and a brand new roof (2024). The property is fully landscaped and roughed-in for underground irrigation.

Built in 2015

## Essential Information

MLS® #                   A2214545

Price                     \$859,000



Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,856
Acres	0.07
Year Built	2015
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	4416 32 Avenue Sw
Subdivision	Glenbrook
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 0X2

### Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached
# of Garages	2

### Interior

Interior Features	Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Skylight(s)
Appliances	Bar Fridge, Dishwasher, Garage Control(s), Gas Oven, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Corner Lot, Landscaped, Lawn, Private, Street Lighting
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 24th, 2025
Days on Market	9
Zoning	R-CG

### **Listing Details**

Listing Office	Charles
----------------	---------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.