



4416 32 Avenue SW
Calgary, Alberta

MLS # A2214545



\$875,000

Division:	Glenbrook		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,856 sq.ft.	Age:	2015 (10 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Corner Lot, Landscaped, Lawn, Private, Street		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Skylight(s)		

Inclusions: N/A

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.