



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**4307 32 Avenue SW**  
**Calgary, Alberta**

**MLS # A2227402**



**\$789,900**

<b>Division:</b>	Glenbrook		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,315 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Garage Door Opener, Garage Faces Rear, Insulated, Single Garage Detached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 200
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Walk-In Closet(s), Wet Bar		
<b>Inclusions:</b>	None		

OPEN HOUSE SUNDAY, AUGUST 10 from 2-4 PM. Introducing The Nixon&mdash;A Home Making Company&rsquo;s newest statement in inner-city living. Known for balancing bold design with everyday comfort, AHMC delivers once again with a home that&rsquo;s moody, modern, and made to impress. This 3 bed, 3.5 bath residence is anchored by a showpiece kitchen featuring dark custom cabinetry, waterfall quartz island, full-height backsplash, and premium KitchenAid stainless steel appliances&mdash;gas range, hood fan, dishwasher, and space-saving drawer microwave, all paired with thoughtful extras like a pot filler, built-in garbage/recycling drawer, and abundant storage. The open-concept main floor stuns with exposed beams, a sleek concrete gas fireplace, and a dining area designed for effortless entertaining. The inviting front entry offers a custom closet organizer and mirror for a functional, polished welcome. Upstairs, the primary suite wows with vaulted 13-ft ceilings, an exposed beam, and a walk-in closet with custom organizers and a full-length mirror. The spa-inspired ensuite offers heated floors, double vanity, quartz counters, and a walk-in shower with floating bench. A skylight floods the landing with natural light, while solid-core barn doors and soaring ceilings add character throughout. The fully developed lower level includes a versatile media room with wet bar, under-cabinet lighting, beverage fridge, a third bedroom/office, full bath, and sunshine windows, perfect for guests or work-from-home days. Luxury finishes are everywhere: 7.5-inch oak engineered hardwood, eight-foot doors, custom soft-close cabinetry, and European-style tilt-and-turn windows with phantom screens. Comfort comes standard with air conditioning, HRV system, 50-gallon water tank, slab heat rough-in, sump pump, and smart thermostats. Outside, enjoy

a south-facing backyard with BBQ gas line, 7-ft privacy fence, landscaping, and a single detached garage with epoxy floors. Brick and stucco exterior with undermount lighting delivers timeless curb appeal. Modern must-haves include in-ceiling speakers, Telus Fibre Optik, CAT6 wiring, and an epoxy-finished mechanical room with water sensor. All in a prime location near top schools, parks, shops, and commuter routes. The Nixon—where moody sophistication meets AHMC’s signature craftsmanship. Because AHMC doesn’t just build houses—they build homes.