



GRASSROOTS
REALTY GROUP

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3102, 5305 32 Avenue SW
Calgary, Alberta

MLS # A2254016



\$499,999

Division:	Glenbrook		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,275 sq.ft.	Age:	2015 (10 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 492
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1 d58
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Storage, Walk-In Closet(s)		

Inclusions: NA

Welcome to this beautifully maintained townhouse located in the family-friendly community of Glenbrook! This home features an open-concept main floor, complete with a stylish kitchen with quartz countertops, stainless steel appliances and ample cabinetry space, which flows seamlessly into the dining area and cozy living room. A built-in workspace off the dining room provides the perfect spot for remote work or homework. Upstairs, you'll find the laundry and a full bathroom, as well as three spacious bedrooms, one with its own ensuite. A versatile den is located on the lower level, which is ideal for a 4th bedroom, a guest room, hobby space, or home gym. Enjoy the added convenience of a heated single garage and central air conditioning. Backing onto a serene green space, this home is perfectly situated, being just steps from a playground, and an off-leash dog park. Let's not forget the prime location of this stunning home: Close to Signal Hill Shopping Center, only a 5 minute walk from Glenbrook Plaza which includes a GoodLife, grocery stores, medical centres and much more, and it's only a 15 minute drive from downtown! Close to schools and all other amenities. This home is perfectly suited for families, professionals, or anyone seeking a welcoming, well-connected location!