



**4214, 5305 32 Avenue SW  
Calgary, Alberta**

**MLS # A2285087**

**\$310,000**



<b>Division:</b>	Glenbrook		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	888 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall, Titled		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 542
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1 d58
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters		

**Inclusions:** n/a

\*\* Be sure to watch the full cinematic home tour of this stunning home\*\* Elevate your lifestyle in this stunning corner-unit showcase! perfectly positioned in a sought-after Southwest Calgary community. Boasting a spacious 2-bedroom, 2-bathroom PLUS DEN layout, this home is a masterclass in privacy and open-concept design. From the moment you enter, you are greeted by airy 9-foot ceilings and an abundance of natural light. The chef-inspired kitchen is the heart of the home, featuring gleaming quartz countertops, premium stainless-steel appliances, and a sleek breakfast bar that screams "entertainer's dream." Flow effortlessly from the dedicated dining area to the living room, where sliding glass doors unveil your private east-facing balcony. It's the ultimate spot to sip your morning coffee while overlooking the serene courtyard. The smart split-bedroom layout ensures maximum privacy. The primary suite is a true retreat with a massive walk-through closet and a pristine 4-piece ensuite. Across the unit, the second bedroom serves as an ideal guest suite with easy access to a full bath, while the versatile den offers the perfect solution for a home office or hobby room. The Cherry on Top? This unit comes with TWO titled parking stalls—a rare find that adds incredible value! Located in a pet-friendly building with elevator access, bike storage, and a nearby dog park, you are minutes from downtown, major roads, and top-tier amenities. This is more than a condo; it's the home you've been waiting for.