



GRASSROOTS
REALTY GROUP

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

MLS # A2285087



\$310,000

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

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 542
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-C1 d58
Foundation:	Poured Concrete	Utilities:	-
Features:	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.