



2105, 5305 32 Avenue SW  
Calgary, Alberta

MLS # A2289629



**\$515,000**

<b>Division:</b>	Glenbrook		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,237 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Garage Door Opener, Heated Garage, Insulated, Single Garage At		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Backs on to Park/Green Space		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 492
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding	<b>Zoning:</b>	M-C1 d58
<b>Foundation:</b>	Poured Concrete, Slab	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Vinyl Windows		
<b>Inclusions:</b>	California Closet Murphy Bed / Desk System, California Closet closet systems, California Closet cabinets, California Closet Storage Systems		

Welcome to this immaculately maintained, completely turn-key 3-bedroom, 2.5-bathroom home offering exceptional functionality and modern comfort. Fresh, bright paint, contemporary finishes, and quartz countertops create a clean, elevated feel throughout &mdash; a space that feels as good as it looks. Designed with comfort in mind, the home is equipped with air conditioning for those warm summer months, while the thoughtful layout offers versatility for a variety of lifestyles. Upstairs, you'll find a highly sought-after double primary design, with both bedrooms featuring full ensuites and walk-in closets &mdash; an ideal setup for roommates, guests, or a growing family who values privacy and convenience. What truly sets this home apart is the thoughtfully optimized storage in every possible space. Custom California Closet upgrades have been installed throughout, ensuring every closet, nook, and storage area is intentionally designed for maximum organization and efficiency. The result? A home that lives larger than its footprint &mdash; where everything has its place and clutter never takes over. The open and practical main floor layout is ideal for daily living and entertaining, and the single attached garage adds everyday convenience year-round. Perfectly located next to an off-leash dog park and just minutes from shopping, recreation facilities, and schools, this home also offers an easy commute to downtown &mdash; making it an ideal fit for busy professionals, young families, or downsizers seeking low-maintenance living without compromise. This is a rare opportunity to own a beautifully upgraded, move-in ready home where pride of ownership is evident throughout.