

# \$875,000 - 4416 32 Avenue Sw, Calgary

MLS® #A2214545

**\$875,000**

4 Bedroom, 4.00 Bathroom, 1,856 sqft

Residential on 0.07 Acres

Glenbrook, Calgary, Alberta

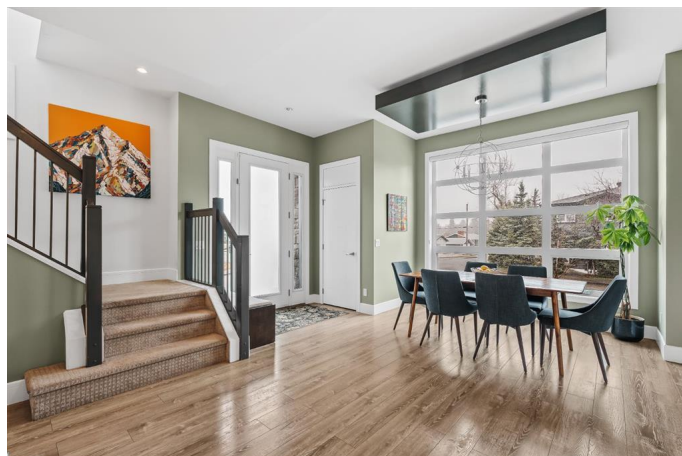
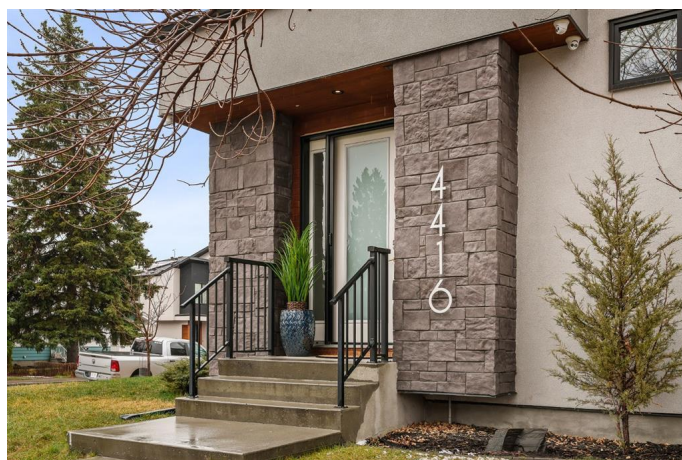
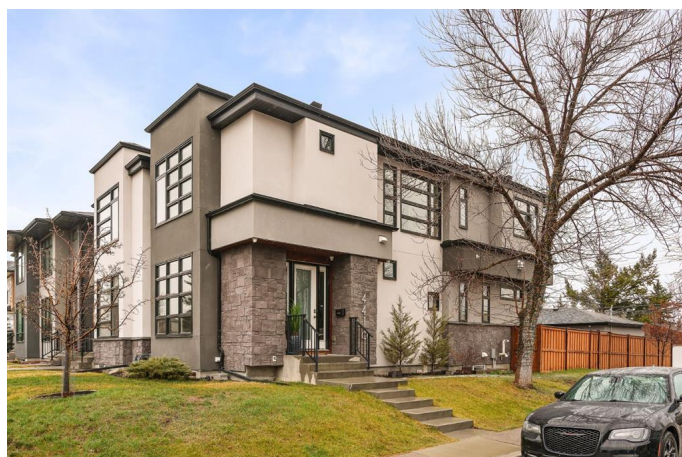
Located on one of the most sought-after streets in Glenbrook, this exceptional corner home is filled with upgrades and bathed in natural light thanks to an abundance of south-facing windows. The main level offers bright, open-concept living with full-height white cabinetry, pull-out kitchen storage, a gas stove, pantry, stainless steel appliances, and a convenient powder room. Step through the sliding patio doors to your oversized, sun-drenched deck—perfect for entertaining or relaxing. Upstairs, the luxurious primary suite impresses with a spacious bedroom, large walk-in closet, and spa-inspired ensuite. Two additional bedrooms, a four-piece bathroom, and an upper-floor laundry room complete the second level. The professionally finished basement features a thoughtful, custom layout with a large bedroom, wet bar, rec room, storage room, and now a newly added home office—ideal for remote work or study. Additional upgrades include central A/C, upgraded roof venting, custom built-in mudroom with pullout storage, and a brand new roof (2024). The property is fully landscaped and roughed-in for underground irrigation.

Built in 2015

## Essential Information

MLS® #                      A2214545

Price                         \$875,000



Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,856
Acres	0.07
Year Built	2015
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	4416 32 Avenue Sw
Subdivision	Glenbrook
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 0X2

### Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached
# of Garages	2

### Interior

Interior Features	Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Skylight(s)
Appliances	Bar Fridge, Dishwasher, Garage Control(s), Gas Oven, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Corner Lot, Landscaped, Lawn, Private, Street Lighting
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 24th, 2025
Days on Market	6
Zoning	R-CG

### **Listing Details**

Listing Office	Charles
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