

# \$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

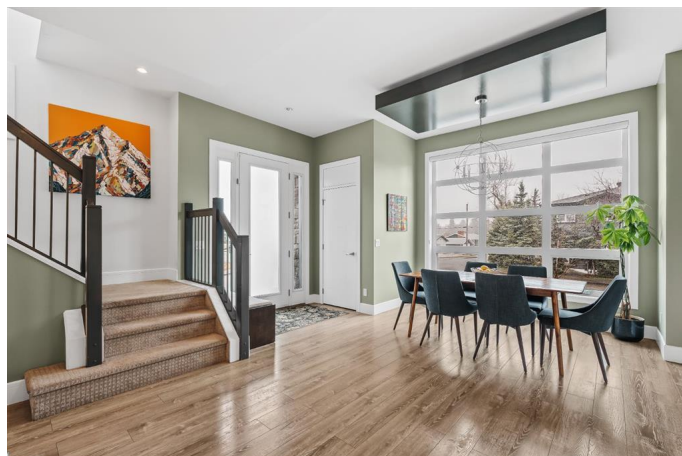
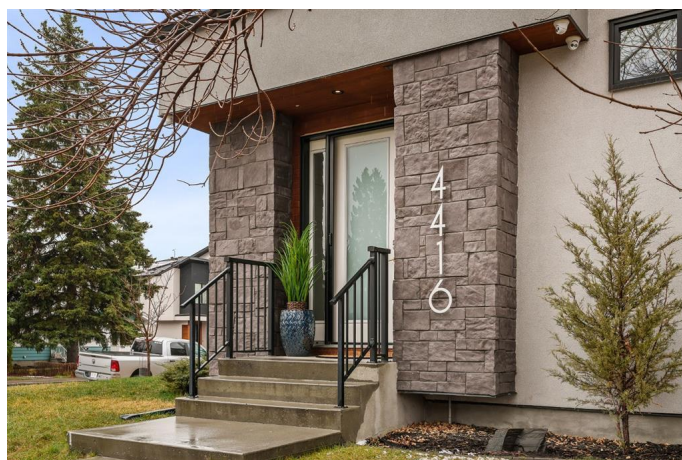
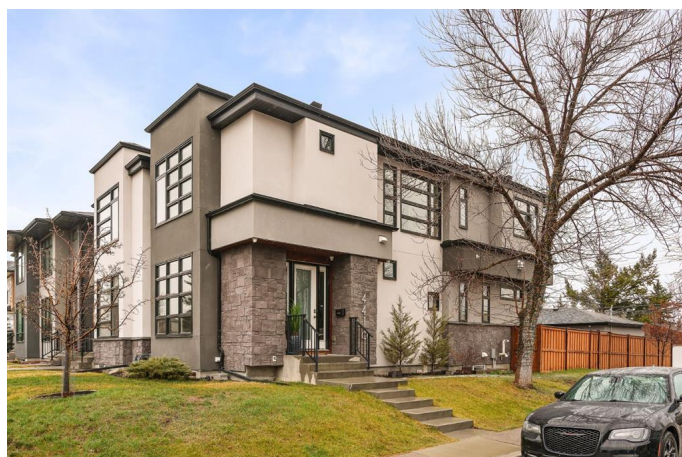
Located on one of the most sought-after streets in Glenbrook, this exceptional corner home is filled with upgrades and bathed in natural light thanks to an abundance of south-facing windows. The main level offers bright, open-concept living with full-height white cabinetry, pull-out kitchen storage, 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 | Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Skylight(s), Bar   |
| Appliances        | Bar Fridge, Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Gas Oven |
| 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, Street Lighting, Private |
| Roof              | Asphalt Shingle  |
| Construction      | Wood Frame   |
| Foundation        | Poured Concrete  |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 24th, 2025 |
| Days on Market | 1                |
| Zoning         | R-CG             |

### **Listing Details**

|                |         |
|----------------|---------|
| Listing Office | Charles |
|----------------|---------|

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