

# \$799,900 - 4309 32 Avenue Sw, Calgary

MLS® #A2265959

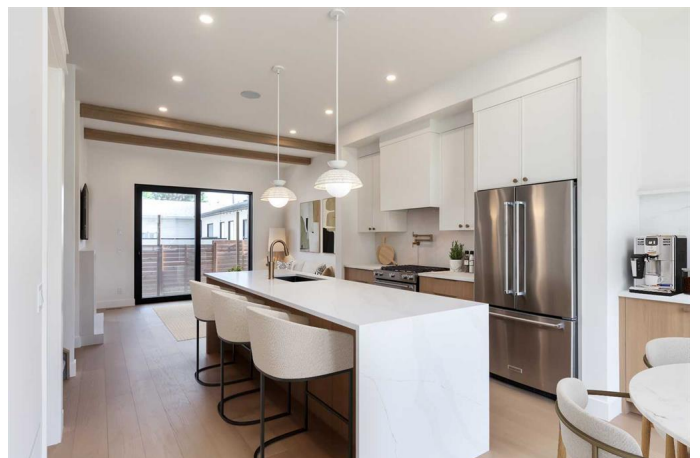
**\$799,900**

3 Bedroom, 4.00 Bathroom, 1,320 sqft

Residential on 0.00 Acres

Glenbrook, Calgary, Alberta

Open House Saturday, Nov. 8 | 2â€“4 PM.  
Introducing â€˜The Jonesâ€™™ by A Home Making Company, a boutique builder known for design-driven, meticulously crafted homes in Calgaryâ€™s inner-city communities. Every detail reflects a focus on quality, comfort, and timeless design a combination rarely found in todayâ€™s market. The chef-inspired kitchen features premium KitchenAid stainless steel appliances including a gas range, hood fan, dishwasher, and space-saving drawer microwave. Quartz countertops, a bookmatched backsplash, pot filler, and built-in garbage and recycling drawers combine luxury and function. The main floor offers 10-foot ceilings, exposed beams, and a gas fireplace with AHMCâ€™s signature custom concrete surround. Built-in shelving and a buffet with matching quartz add both storage and style. The front entrance includes a mirror and custom closet organizer, while a vaulted, chic powder room adds architectural detail. Upstairs, the primary suite features vaulted 13-foot ceilings, exposed beams, and oversized windows that fill the space with natural light. A custom walk-in closet with full-length mirror and ample custom storage. Step inside your breathtaking ensuite, heated floors, double vanity, and walk-in shower with floating bench. The second bedroom includes a custom closet organizer and access to a full bathroom, ideal for family or guests. A skylight brightens the landing, complementing the high ceilings throughout. The lower level is



designed for entertaining, with a media room, full wet bar, built-in TV wall, under-cabinet lighting, custom shelving, and beverage fridge. A third bedroom and full bathroom offer privacy and comfort, highlighted by sunshine windows and exceptional finish quality. Materials include 7.5-inch oak engineered hardwood, soft-close custom cabinetry, 8-foot doors, and European tilt-and-turn windows with phantom screens. Mechanical features include air conditioning, rough-in in-floor heating, 50-gallon hot water tank, HRV system, sump pump, and programmable Eco B Smart thermostats. The exterior offers a south-facing, low-maintenance yard with BBQ gas line, 7-foot privacy fence and gate and a single detached garage with epoxy floor. The brick and stucco façade with under-mount lighting reflects AHMC's precision craftsmanship and attention to detail. Modern upgrades include in-ceiling speakers, Telus Fibre Optik, CAT6 wiring, and an epoxy-finished mechanical room with water sensor. Located near top public and Catholic schools, parks, shopping, and major routes—17th Avenue, Richmond Road, Sarcee Trail, Bow Trail, and Crowchild Trail—this home offers refined inner-city living without compromise. A Home Making Company doesn't just build houses, they build homes. Experience the difference at The Jones.

Built in 2025

**Essential Information**

|            |           |
|------------|-----------|
| MLS® #     | A2265959  |
| Price      | \$799,900 |
| Bedrooms   | 3         |
| Bathrooms  | 4.00      |
| Full Baths | 3         |
| Half Baths | 1         |

|                |               |
|----------------|---------------|
| Square Footage | 1,320         |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 4309 32 Avenue Sw |
| Subdivision | Glenbrook         |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3E 8A2           |

### Amenities

|                |                                                      |
|----------------|------------------------------------------------------|
| Amenities      | None                                                 |
| Parking Spaces | 1                                                    |
| Parking        | Garage Faces Rear, Insulated, Single Garage Detached |
| # of Garages   | 1                                                    |

### Interior

|                   |                                                                                                                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s), Wet Bar |
| Appliances        | Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Wine Refrigerator                                                                                                       |
| Heating           | In Floor Roughed-In, Forced Air                                                                                                                                                                    |
| Cooling           | Central Air                                                                                                                                                                                        |
| Fireplace         | Yes                                                                                                                                                                                                |
| # of Fireplaces   | 1                                                                                                                                                                                                  |
| Fireplaces        | Gas                                                                                                                                                                                                |
| Has Basement      | Yes                                                                                                                                                                                                |
| Basement          | Full                                                                                                                                                                                               |

### Exterior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Lighting, Private Entrance, Private Yard, Rain Gutters |
| Lot Description   | See Remarks                                                          |

|              |                                             |
|--------------|---------------------------------------------|
| Roof         | Asphalt Shingle                             |
| Construction | Brick, Composite Siding, Stucco, Wood Frame |
| Foundation   | Poured Concrete                             |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | November 7th, 2025 |
| Days on Market | 2                  |
| Zoning         | R -CG              |

### **Listing Details**

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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