

\$824,900 - 4309 32 Avenue Sw, Calgary

MLS® #A2228371

\$824,900

3 Bedroom, 4.00 Bathroom, 1,320 sqft
Residential on 0.15 Acres

Glenbrook, Calgary, Alberta

OPEN HOUSE Sunday July 20th 2 - 4 pm.
Introducing The Jones, the debut townhome project by A Home Making Company, a distinguished husband-and-wife builder duo renowned for thoughtfully crafted, design-driven homes in Calgary's™s sought-after inner-city neighborhoods. This exquisite home blends craftsmanship with modern Calgary living, exemplifying commitment to quality, comfort, and timeless design—all in an exceptional location.

This stunning residence offers a sophisticated kitchen with premium KitchenAid stainless steel appliances, including a gas range, hood fan, dishwasher, and space-saving drawer microwave. Quartz countertops, a striking bookmatched backsplash, a pot filler, and a built-in garbage and recycling drawer elevate the space for seamless entertaining and everyday living.

The main floor impresses with exposed beams, a cozy gas fireplace with a concrete surround mantle, and built-in shelving, creating an inviting atmosphere. Adjacent to the dining area, a built-in buffet with matching quartz provides extra storage and serving space. The front entrance is thoughtfully designed with a mirror and a closet organizer.

Upstairs, the primary suite features vaulted 13-foot ceilings with exposed beams, a spacious walk-in closet with custom organizers



and a full-length mirror, and a luxurious ensuite with heated floors, a double vanity, quartz countertops, and a walk-in shower with a floating bench. Attention to detail continues with solid-core wood barn-style sliding doors, high ceilings throughout, and a skylight that floods the landing with natural light.

The lower level offers a versatile media room complete with a full wet bar, built-in TV wall unit, under cabinet lighting, custom shelving, and a beverage fridge—perfect for relaxing or entertaining. A second bedroom and full bathroom add comfort and privacy, highlighted by sunshine windows and quality finishes.

Additional features include 7.5-inch oak engineered hardwood flooring, custom soft-close cabinetry, eight-foot doors, and tilt-and-turn European-style windows with phantom screens. High-efficiency systems include air conditioning, rough-in slab heating, a 50-gallon water tank, heat recovery ventilation (HRV), a sump pump, and programmable Eco B Smart thermostats.

Enjoy a south-facing backyard with a BBQ gas line, a seven-foot privacy fence, landscaped yards, and a single detached garage with an epoxy floor. The exterior showcases timeless brick and stucco finishes with undermount lighting for added ambiance.

Modern tech touches include in-ceiling speakers, Telus Fibre Optik, CAT6 wiring, and an epoxy-finished mechanical room with a water sensor.

Perfectly situated, The Jones offers excellent proximity to public and Catholic schools, shopping centres, parks, playgrounds, and easy access to 17th Avenue, Richmond Road, Sarcee Trail, Bow Trail & Crowchild Trail. AHMC doesn't build houses—they build

homes.

Built in 2025

Essential Information

MLS® #	A2228371
Price	\$824,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,320
Acres	0.15
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 Door Opener, Garage Faces Rear, Insulated, Single Garage Detached
# of Garages	1

Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Walk-In Closet(s), Wet Bar, Natural Woodwork
-------------------	---

Appliances	Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Wine Refrigerator
Heating	Forced Air, In Floor Roughed-In
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, 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	July 11th, 2025
Days on Market	5
Zoning	R-CG

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.