

\$619,900 - 5123 32 Avenue Sw, Calgary

MLS® #A2253506

\$619,900

3 Bedroom, 3.00 Bathroom, 1,480 sqft
Single Family on 0.07 Acres

Glenbrook, Calgary, Alberta

OPEN HOUSE SAT OCT 4, 1-3:30pm.

Welcome to the desirable inner city community of Glenbrook! This charming 2-storey home offers a functional layout with plenty of updates. The main floor features a VAULTED ENTRANCE, laminate flooring throughout, a bright living room, formal dining area, and kitchen with a cozy eating nook. The spacious family room is complete with a WOOD BURNING FIREPLACE with a natural gas starter, perfect for relaxing evenings. An UPDATED 2-PIECE BATHROOM and convenient back entrance lead to a LARGE DECK, low maintenance south facing sunny backyard and SINGLE-DETACHED GARAGE. The property is FULLY-FENCED and even has RV ACCESS! Upstairs youâ€™ll find a spacious primary bedroom with a walk in closet and a 3-piece ensuite, a second bedroom, a 4-piece bathroom and a versatile loft area which could be an office space or gathering area, or could easily be converted into a 4th bedroom. The lower level offers an additional bedroom with a large walk-in closet and a generous rec room, ideal for entertaining or family gatherings. The laundry area comes complete with a convenient sink, plus a water hook-up already roughed inâ€”making it easy to add a 4th bathroom in the future. Recent upgrades include a NEWER HOT WATER TANK (2022), NEWER HIGH EFFICIENCY FURNACE (2022), CENTRAL AIR CONDITIONING (2022) for year round comfort, BRAND NEW ROOF and FRESH



PAINT THROUGHOUT. The front driveway provides extra parking and enhances curb appeal, all while leaving plenty of space for a spacious front lawn. Ideally located just steps from schools, parks, playgrounds and an off-leash dog park. Close proximity to major shopping plazas and restaurants at Signal Hill Centre and Westhills. This home is move in ready and offers OVER 2070 SQ FT OF OPEN, BRIGHT, FUNCTIONAL LIVING SPACE. Donâ€™t miss this opportunity to own a beautiful home in a mature, tree-lined INNER CITY community! CHECK OUT OUR VIRTUAL TOUR! (id:6289)

Built in 1979

Essential Information

Listing #	A2253506
Price	\$619,900
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	1,480
Acres	0.07
Year Built	1979
Type	Single Family
Sub-Type	Freehold

Community Information

Address	5123 32 Avenue Sw
Subdivision	Glenbrook
City	Calgary
Province	Alberta
Postal Code	T3E6R9

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	See remarks, Back lane
Parking Spaces	3

Parking	Detached Garage, Other, RV, See Remarks, Street
# of Garages	1

Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Vinyl siding
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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