

# \$789,900 - 4307 32 Avenue Sw, Calgary

MLS® #A2227402

**\$789,900**

3 Bedroom, 4.00 Bathroom, 1,315 sqft

Residential on 0.00 Acres

Glenbrook, Calgary, Alberta

Introducing The Nixon™ A Home Making Company™'s newest statement in inner-city living. Known for balancing bold design with everyday comfort, AHMC delivers once again with a home that's moody, modern, and made to impress.

This 3 bed, 3.5 bath residence is anchored by a showpiece kitchen featuring dark custom cabinetry, waterfall quartz island, full-height backsplash, and premium KitchenAid stainless steel appliances—gas range, hood fan, dishwasher, and space-saving drawer microwave, all paired with thoughtful extras like a pot filler, built-in garbage/recycling drawer, and abundant storage.

The open-concept main floor stuns with exposed beams, a sleek concrete gas fireplace, and a dining area designed for effortless entertaining. The inviting front entry offers a custom closet organizer and mirror for a functional, polished welcome.

Upstairs, the primary suite wows with vaulted 13-ft ceilings, an exposed beam, and a walk-in closet with custom organizers and a full-length mirror. The spa-inspired ensuite offers heated floors, double vanity, quartz counters, and a walk-in shower with floating bench. A skylight floods the landing with natural light, while solid-core barn doors and soaring ceilings add character throughout.



The fully developed lower level includes a versatile media room with wet bar, under-cabinet lighting, beverage fridge, a third bedroom/office, full bath, and sunshine windows, perfect for guests or work-from-home days.

Luxury finishes are everywhere: 7.5-inch oak engineered hardwood, eight-foot doors, custom soft-close cabinetry, and European-style tilt-and-turn windows with phantom screens. Comfort comes standard with air conditioning, HRV system, 50-gallon water tank, slab heat rough-in, sump pump, and smart thermostats.

Outside, enjoy a south-facing backyard with BBQ gas line, 7-ft privacy fence, landscaping, and a single detached garage with epoxy floors. Brick and stucco exterior with undermount lighting delivers timeless curb appeal.

Modern must-haves include in-ceiling speakers, Telus Fibre Optik, CAT6 wiring, and an epoxy-finished mechanical room with water sensor. All in a prime location near top schools, parks, shops, and commuter routes.

The Nixon™ where moody sophistication meets AHMC™'s signature craftsmanship. Because AHMC doesn't™ just build houses™ they build homes.

Built in 2025

**Essential Information**

|            |           |
|------------|-----------|
| MLS® #     | A2227402  |
| Price      | \$789,900 |
| Bedrooms   | 3         |
| Bathrooms  | 4.00      |
| Full Baths | 3         |

|                |               |
|----------------|---------------|
| Half Baths     | 1             |
| Square Footage | 1,315         |
| Acres          | 0.00          |
| Year Built     | 2025          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 4307 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, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Walk-In Closet(s), Wet Bar |
| Appliances        | Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Wine Refrigerator                                                                                                                    |
| Heating           | Forced Air                                                                                                                                                                                                      |
| Cooling           | Central Air                                                                                                                                                                                                     |
| Fireplace         | Yes                                                                                                                                                                                                             |
| # of Fireplaces   | 1                                                                                                                                                                                                               |
| Fireplaces        | Gas                                                                                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                                                                                             |
| Basement          | Finished, Full                                                                                                                                                                                                  |

### Exterior

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Exterior Features | BBQ gas line, Lighting, Private Yard, Private Entrance |
| Lot Description   | See Remarks                                            |
| Roof              | Asphalt Shingle                                        |
| Construction      | Brick, Composite Siding, Stucco, Wood Frame            |
| Foundation        | Poured Concrete                                        |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 10th, 2025 |
| Days on Market | 15                |
| Zoning         | R-CG              |

### **Listing Details**

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

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