

\$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 Nixonâ€™A Home Making Companyâ€™s newest statement in inner-city living. Known for balancing bold design with everyday comfort, AHMC delivers once again with a home thatâ€™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 appliancesâ€™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 Nixonâ€™where moody sophistication meets AHMCâ€™™s signature craftsmanship. Because AHMC doesnâ€™™t just build housesâ€™™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 | Insulated, Garage Door Opener, Garage Faces Rear, Single Garage Detached |
| # of Garages | 1 |

Interior

| | |
|-------------------|---|
| Interior 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, Built-in Features, Natural Woodwork |
| 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, Private Entrance, Private Yard, Lighting |
| 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 | 1 |
| Zoning | R-CG |

Listing Details

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