

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

MLS® #A2227402

\$789,900

3 Bedroom, 4.00 Bathroom, 1,315 sqft

Residential on 0.00 Acres

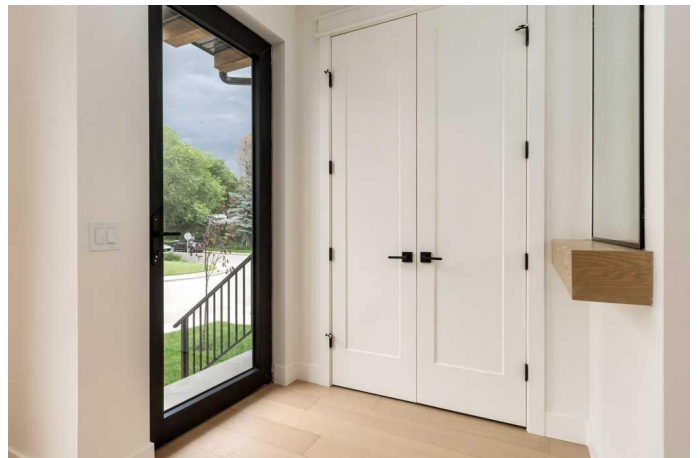
Glenbrook, Calgary, Alberta

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	17
Zoning	R-CG

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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