



THE
A-TEAM

**RE/MAX
FIRST**

5305 32 Avenue #1101, Calgary T3E 8A2

MLS®#: **A2165551**

Area: **Glenbrook**

Listing Date: **09/13/24**

List Price: **\$545,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2015**

Lot Information

Lot Sz Ar: **6,081 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,602**
Low Sqft:
Ttl Sqft: **1,602**

DOM

6

Layout

Beds: **4 (3 1)**
Baths: **2.5 (2 1)**
Style: **3 Storey**

Parking

Ttl Park: **2**
Garage Sz: **1**

Access:

Lot Feat:

Park Feat:

Backs on to Park/Green Space, Corner Lot, Cul-De-Sac, Few Trees, Low Maintenance Landscape, No Neighbours Behind, Street Lighting, Open Lot, Rectangular Lot
Single Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air, Natural Gas**
Sewer:
Ext Feat: **Balcony, Barbecue, Playground**

Construction: **Vinyl Siding, Wood Frame**
Flooring: **Carpet, Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer Stacked**
Int Feat: **High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions
Bedroom	Lower	13`10" x 15`1"
Kitchen	Second	14`7" x 12`1"
Office	Second	5`11" x 6`0"
2pc Bathroom	Second	5`8" x 4`11"
4pc Bathroom	Third	8`0" x 4`11"
Bedroom	Third	8`7" x 9`5"

Room	Level	Dimensions
Living Room	Second	13`2" x 12`1"
Dining Room	Second	12`2" x 9`2"
Bedroom - Primary	Third	11`7" x 9`2"
4pc Ensuite bath	Third	8`0" x 4`10"
Bedroom	Third	7`11" x 12`11"

Legal/Tax/Financial

Condo Fee:
\$477

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1 d58

Legal Desc: **1512091**

Remarks

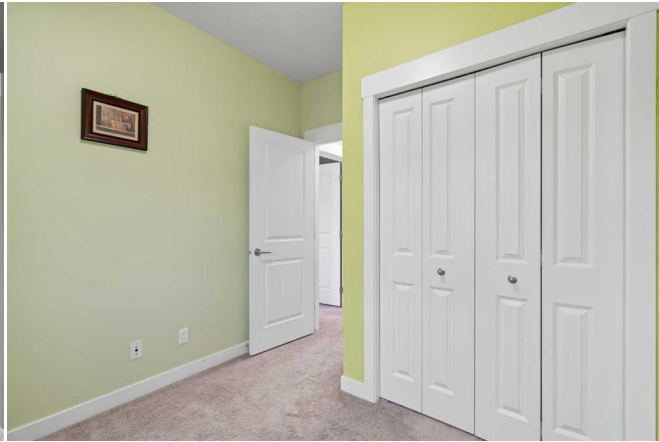
Pub Rmks: **This end-unit townhouse, built in 2015, offers 1,601 sq.ft of living space in the Glenbrook community. With four bedrooms and three bathrooms, the home provides a functional layout for comfortable living. The open-concept main floor includes large windows that bring in natural light, with views of the green space, dog park and playground which you overlook from the second floor. The kitchen is equipped with stainless steel appliances, quartz countertops, and ample cabinet/shelf space. The upper floors feature three bedrooms, including one with an ensuite. The fourth bedroom is located on the ground floor offering flexibility for guests or, a home office. The home also includes a heated single-car attached garage. With the off-leash dog park across the street, easy access to schools, and walkability to most shopping, Glenbrook Park is definitely worth checking out.**

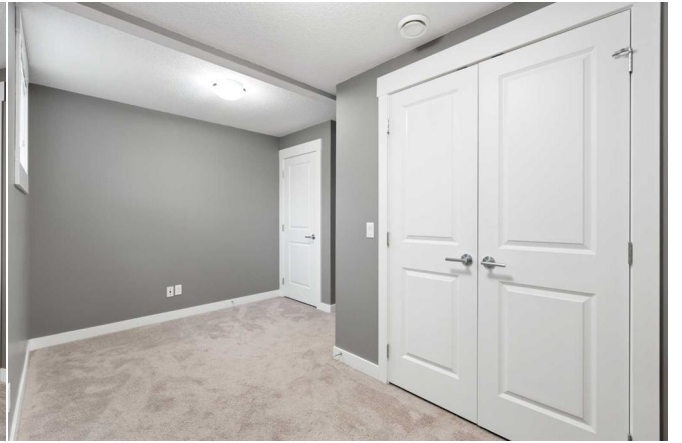
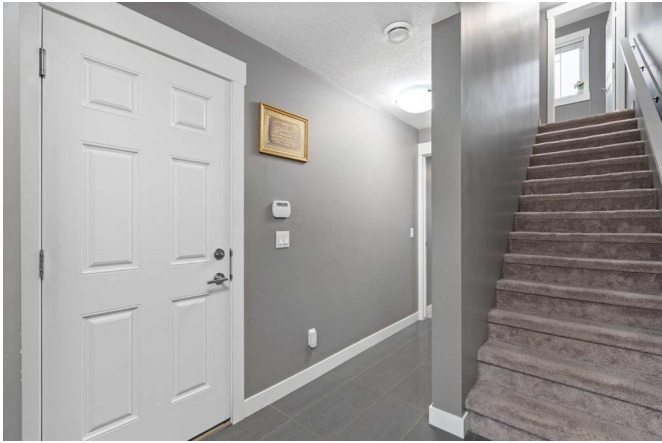
Inclusions:
Property Listed By: **Seller willing to sell all furniture with the home.
eXp Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











1101-5305 32 Ave SW, Calgary, AB

Main Building, Total Exterior Area Above Grade 1601.69 sq ft



While regions are excluded from total floor area in CGUCS floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification. **BiGUIDE** PREPARED: 20240912

1101-5305 32 Ave SW, Calgary, AB

Main Floor, Exterior Area 622.67 sq ft



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2nd Floor, Exterior Area 614.27 sq ft



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Ground Level, Exterior Area 346.75 sq ft



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