

# \$824,900 - 4309 32 Avenue Sw, Calgary

MLS® #A2228371

**\$824,900**

3 Bedroom, 4.00 Bathroom, 1,320 sqft  
Residential on 0.15 Acres

Glenbrook, Calgary, Alberta

Introducing The Jones, the debut townhome project by A Home Making Company, a distinguished builder renowned for thoughtfully crafted, design-driven homes in Calgary's sought-after inner-city neighborhoods. This exquisite home blends craftsmanship with modern Calgary living, exemplifying commitment to quality, comfort, and timeless design—all in an exceptional location.

This stunning residence offers a sophisticated kitchen with premium KitchenAid stainless steel appliances, including a gas range, hood fan, dishwasher, and space-saving drawer microwave. Quartz countertops, a striking bookmatched backsplash, a pot filler, and a built-in garbage and recycling drawer elevate the space for seamless entertaining and everyday living.

The main floor impresses with exposed beams, a cozy gas fireplace with a concrete surround mantle, and built-in shelving, creating an inviting atmosphere. Adjacent to the dining area, a built-in buffet with matching quartz provides extra storage and serving space. The front entrance is thoughtfully designed with a mirror and a closet organizer.

Upstairs, the primary suite features vaulted 13-foot ceilings with exposed beams, a spacious walk-in closet with custom organizers and a full-length mirror, and a luxurious ensuite with heated floors, a double vanity,



quartz countertops, and a walk-in shower with a floating bench. Attention to detail continues with solid-core wood barn-style sliding doors, high ceilings throughout, and a skylight that floods the landing with natural light.

The lower level offers a versatile media room complete with a full wet bar, built-in TV wall unit, under cabinet lighting, custom shelving, and a beverage fridge—perfect for relaxing or entertaining. A second bedroom and full bathroom add comfort and privacy, highlighted by sunshine windows and quality finishes.

Additional features include 7.5-inch oak engineered hardwood flooring, custom soft-close cabinetry, eight-foot doors, and tilt-and-turn European-style windows with phantom screens. High-efficiency systems include air conditioning, rough-in slab heating, a 50-gallon water tank, heat recovery ventilation (HRV), a sump pump, and programmable Eco B Smart thermostats.

Enjoy a south-facing backyard with a BBQ gas line, a seven-foot privacy fence, landscaped yards, and a single detached garage with an epoxy floor. The exterior showcases timeless brick and stucco finishes with undermount lighting for added ambiance.

Modern tech touches include in-ceiling speakers, Telus Fibre Optik, CAT6 wiring, and an epoxy-finished mechanical room with a water sensor.

Perfectly situated, The Jones offers excellent proximity to public and Catholic schools, shopping centres, parks, playgrounds, and easy access to 17th Avenue, Richmond Road, Sarcee Trail, Bow Trail & Crowchild Trail. AHMC doesn't build houses—they build homes.

Built in 2025

**Essential Information**

MLS® #	A2228371
Price	\$824,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,320
Acres	0.15
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

**Community Information**

Address	4309 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, Insulated, Garage Faces Rear, 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, Microwave, Range Hood, Refrigerator, Washer, Wine Refrigerator, Gas Stove
Heating	Forced Air, In Floor Roughed-In

Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

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

## Additional Information

Date Listed	July 11th, 2025
Days on Market	20
Zoning	R-CG

## Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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