

# \$799,900 - 4309 32 Avenue Sw, Calgary

MLS® #A2228371

**\$799,900**

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          | \$799,900     |
| 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        | Single Garage Detached, Garage Door Opener, Garage Faces Rear, Insulated |
| # of Garages   | 1                                                                        |

Interior

|                   |                                                                                                                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Built-in Features, Double Vanity, No Animal Home, No Smoking Home, Natural Woodwork, Quartz Counters, See Remarks, Wet Bar, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Gas Stove, Refrigerator, Washer, Microwave, Range Hood, Wine Refrigerator                                                                                                                    |
| Heating           | Forced Air, In Floor Roughed-In                                                                                                                                                                                 |

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

## Exterior

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

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 11th, 2025 |
| Days on Market | 101             |
| Zoning         | R-CG            |

## Listing Details

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

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