

\$534,900 - 5107 32 Avenue Sw, Calgary

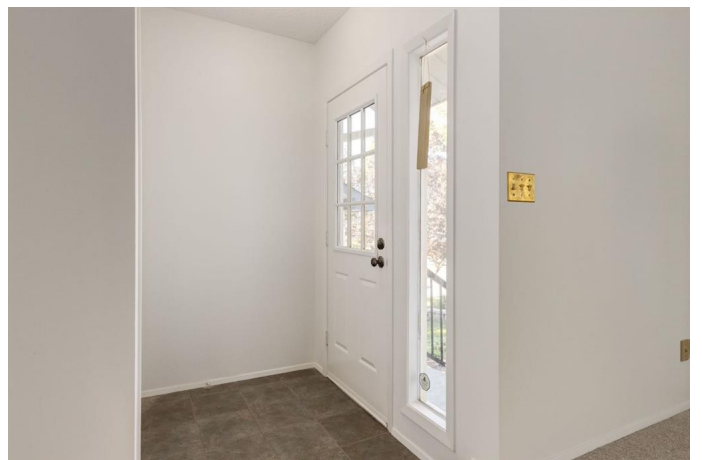
MLS® #A2257169

\$534,900

2 Bedroom, 3.00 Bathroom, 1,426 sqft
Residential on 0.08 Acres

Glenbrook, Calgary, Alberta

Perched on a quiet street in beautiful Glenbrook, this spacious 2-storey detached home boasts fantastic privacy with mature landscaping and is located steps from playgrounds, an off-leash dog park, groceries, schools, transit and more. This home provides incredible value and has been recently updated to include new paint throughout and brand-new carpeting. As you enter the home through your spacious entryway, you are greeted by soaring 17-foot vaulted ceilings in your awe-inspiring living room, which is flooded with natural light through large bay windows overlooking greenery, and accented by stylish black metal railings from the overhead loft. The living room flows seamlessly to your spacious dining room, which offers plenty of space for a large dining table, and make for the perfect place to entertain large gatherings of family and friends. Opposite the dining room features your kitchen space, including a breakfast nook, which is bright and cheerful with two large windows allowing sunlight to fill the space. The rear of the home showcases a spacious family room with two massive, south facing windows, an electric fireplace and floor to ceiling tile surround. The main floor is completed with a powder room, and rear mudroom. From the mudroom, step outside onto your expansive 675sqft south facing deck, that is drenched with sunlight throughout most of the day and creates the perfect place to unwind and relax in the sunshine. Upstairs



boats your large primary retreat with room for king-sized furniture, featuring large south facing windows, a walk-in closet, and a 4-piece ensuite bathroom. Down the hall, contains a second large bedroom, 4-piece main bathroom with upper floor laundry, and a spacious loft/flex space that can be used as a home office, or easily converted into a third bedroom. The undeveloped basement offers a fantastic opportunity to custom develop the space to meet your lifestyle and needs. The chance to own a detached home in this community rarely presents itself at this price point. Showcasing recent updates, tons of huge windows, vaulted ceilings, a south facing yard, alley access, and just steps from the Calgary Christian Schools, multiple public and catholic schools, parks, an easy commute to downtown, and quick access to Stoney Trail, Sarcee Trail, Westhills, and the mountains, this home provides an incredible opportunity to enjoy detached inner-city living at an affordable price.

Built in 1980

Essential Information

MLS® #	A2257169
Price	\$534,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,426
Acres	0.08
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	5107 32 Avenue Sw
Subdivision	Glenbrook
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 6R9

Amenities

Parking	None
---------	------

Interior

Interior Features	Closet Organizers, High Ceilings, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 19th, 2025
Days on Market	2
Zoning	R-CG

Listing Details

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.