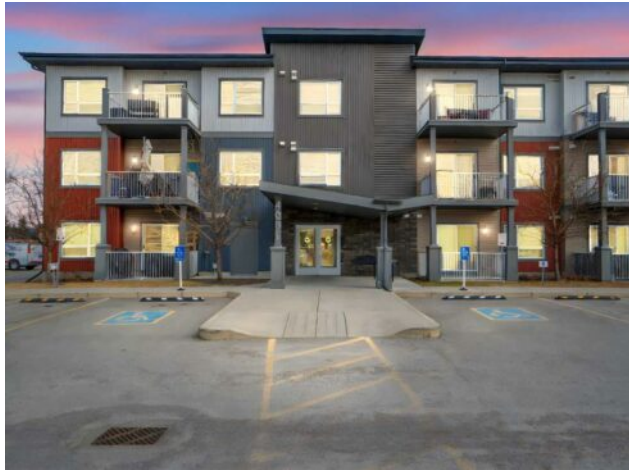


4104, 5305 32 Avenue SW
Calgary, Alberta

MLS # A2206441



\$250,000

Division:	Glenbrook		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	556 sq.ft.	Age:	2015 (10 yrs old)
Beds:	1	Baths:	1
Garage:	Stall, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Cork, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 333
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: N/A

Welcome to this gorgeous, well-maintained 1-bedroom, 1-bathroom condo in the lovely community of Glenbrook. Perfectly situated on the main floor for ultimate accessibility, this stunning home offers a bright and inviting atmosphere with high-end finishes throughout. The open-concept kitchen features sleek granite countertops, stainless steel appliances, and a spacious layout that flows seamlessly into the living area. Beautiful, resilient cork flooring adds warmth and durability, making this space as stylish as it is functional. Step outside onto your large balcony, where you can relax and take in the picturesque view of the lush courtyard and charming gazebo. Located right beside an incredible dog park, this home is perfect for pet lovers and outdoor enthusiasts alike. You'll also enjoy the convenience of having all necessary amenities just moments away, as well as easy access to transit for effortless commuting. Additional highlights include an in-suite Samsung washer and dryer, plus a designated parking stall located directly in front of the main doors—making carrying groceries and shopping bags a breeze. Whether you're a first-time buyer, downsizing, or looking for a fantastic investment, this condo offers comfort, convenience, and a prime location in a sought-after neighborhood. Don't miss out on this incredible opportunity—schedule your viewing today!