

\$619,900 - 5123 32 Avenue Sw, Calgary

MLS® #A2253506

\$619,900

3 Bedroom, 3.00 Bathroom, 1,480 sqft
Residential on 0.07 Acres

Glenbrook, Calgary, Alberta

OPEN HOUSE SAT OCT 4, 1-3:30pm.

Welcome to the desirable inner city community of Glenbrook! This charming 2-storey home offers a functional layout with plenty of updates. The main floor features a VAULTED ENTRANCE, laminate flooring throughout, a bright living room, formal dining area, and kitchen with a cozy eating nook. The spacious family room is complete with a WOOD BURNING FIREPLACE with a natural gas starter, perfect for relaxing evenings. An UPDATED 2-PIECE BATHROOM and convenient back entrance lead to a LARGE DECK, low maintenance south facing sunny backyard and SINGLE-DETACHED GARAGE. The property is FULLY-FENCED and even has RV ACCESS! Upstairs you'll find a spacious primary bedroom with a walk in closet and a 3-piece ensuite, a second bedroom, a 4-piece bathroom and a versatile loft area which could be an office space or gathering area, or could easily be converted into a 4th bedroom. The lower level offers an additional bedroom with a large walk-in closet and a generous rec room, ideal for entertaining or family gatherings. The laundry area comes complete with a convenient sink, plus a water hook-up already roughed in making it easy to add a 4th bathroom in the future.

Recent upgrades include a NEWER HOT WATER TANK (2022), NEWER HIGH EFFICIENCY FURNACE (2022), CENTRAL AIR CONDITIONING (2022) for year round



comfort, BRAND NEW ROOF and FRESH PAINT THROUGHOUT. The front driveway provides extra parking and enhances curb appeal, all while leaving plenty of space for a spacious front lawn.

Ideally located just steps from schools, parks, playgrounds and an off-leash dog park. Close proximity to major shopping plazas and restaurants at Signal Hill Centre and Westhills. This home is move in ready and offers OVER 2070 SQ FT OF OPEN, BRIGHT, FUNCTIONAL LIVING SPACE. Don't miss this opportunity to own a beautiful home in a mature, tree-lined INNER CITY community! CHECK OUT OUR VIRTUAL TOUR!

Built in 1979

Essential Information

MLS® #	A2253506
Price	\$619,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,480
Acres	0.07
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	5123 32 Avenue Sw
Subdivision	Glenbrook
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E6R9

Amenities

Parking Spaces	3
Parking	Alley Access, Driveway, Garage Faces Rear, Off Street, On Street, RV Access/Parking, See Remarks, Single Garage Detached
# of Garages	1

Interior

Interior Features	See Remarks, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning, Family Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Interior Lot, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 12th, 2025
Days on Market	38
Zoning	R-CG

Listing Details

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

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.