

# \$679,900 - 5123 32 Avenue Sw, Calgary

MLS® #A2253506

**\$679,900**

3 Bedroom, 3.00 Bathroom, 1,480 sqft

Residential on 0.07 Acres

Glenbrook, Calgary, Alberta

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 VALTED ENTRANCE, laminate flooring throughout, a bright living room, formal dining area and a kitchen with a cozy eating nook. The spacious family room is complete with WOOD-BURNING FIREPLACE, perfect for relaxing evenings. An UPDATED 2-PC BATHROOM and a convenient back entrance lead to a LARGE DECK, low-maintenance 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 3-piece ensuite, a second bedroom, a 4-piece bathroom, and a versatile loft area. The lower level offers an additional bedroom with a large walk-in closet and a generous rec-room, ideal for entertaining or family gatherings.

Recent upgrades include a NEWER HOT WATER TANK (2022), NEWER HIGH-EFFICIENCY FURNACE (2022), NEW ROOF, FRESH PAINT, and CENTRAL AIR CONDITIONING for year-round comfort.

Close to schools, parks, shopping and more. This home is move-in ready! Don't miss this opportunity to own a beautiful home in a mature inner-city community! CHECK OUT OUR VIRTUAL TOUR!



Built in 1979

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2253506    |
| Price          | \$679,900   |
| 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, Off Street, On Street, RV Access/Parking, Single Garage Detached, Garage Faces Rear, See Remarks |
| # 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        | Family Room, Wood Burning                               |

|              |                |
|--------------|----------------|
| 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 | 19                   |
| Zoning         | R-CG                 |

## Listing Details

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

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