

**4307 32 Avenue SW
Calgary, Alberta**

MLS # A2227402



\$789,900

Division:	Glenbrook		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,315 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Garage Door Opener, Garage Faces Rear, Insulated, Single Garage Detached		
Lot Size:	-		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 200
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Composite Siding, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Walk-In Closet(s), Wet Bar		
Inclusions:	None		

Introducing The Nixon—A Home Making Company’s newest statement in inner-city living. Known for balancing bold design with everyday comfort, AHMC delivers once again with a home that’s moody, modern, and made to impress. This 3 bed, 3.5 bath residence is anchored by a showpiece kitchen featuring dark custom cabinetry, waterfall quartz island, full-height backsplash, and premium KitchenAid stainless steel appliances—gas range, hood fan, dishwasher, and space-saving drawer microwave, all paired with thoughtful extras like a pot filler, built-in garbage/recycling drawer, and abundant storage. The open-concept main floor stuns with exposed beams, a sleek concrete gas fireplace, and a dining area designed for effortless entertaining. The inviting front entry offers a custom closet organizer and mirror for a functional, polished welcome. Upstairs, the primary suite wows with vaulted 13-ft ceilings, an exposed beam, and a walk-in closet with custom organizers and a full-length mirror. The spa-inspired ensuite offers heated floors, double vanity, quartz counters, and a walk-in shower with floating bench. A skylight floods the landing with natural light, while solid-core barn doors and soaring ceilings add character throughout. The fully developed lower level includes a versatile media room with wet bar, under-cabinet lighting, beverage fridge, a third bedroom/office, full bath, and sunshine windows, perfect for guests or work-from-home days. Luxury finishes are everywhere: 7.5-inch oak engineered hardwood, eight-foot doors, custom soft-close cabinetry, and European-style tilt-and-turn windows with phantom screens. Comfort comes standard with air conditioning, HRV system, 50-gallon water tank, slab heat rough-in, sump pump, and smart thermostats. Outside, enjoy a south-facing backyard with BBQ gas line, 7-ft privacy

fence, landscaping, and a single detached garage with epoxy floors. Brick and stucco exterior with undermount lighting delivers timeless curb appeal. Modern must-haves include in-ceiling speakers, Telus Fibre Optik, CAT6 wiring, and an epoxy-finished mechanical room with water sensor. All in a prime location near top schools, parks, shops, and commuter routes. The Nixon—where moody sophistication meets AHMC’s signature craftsmanship. Because AHMC doesn’t just build houses—they build homes.