



**GRASSROOTS**

REALTY GROUP

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72, 3015 51 Street SW  
Calgary, Alberta

MLS # A2302946



**\$310,000**

<b>Division:</b>	Glenbrook		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,206 sq.ft.	<b>Age:</b>	1979 (47 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Ceiling, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 340
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	M-C1 d75 (contextual low)
<b>Foundation:</b>	Slab	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Laminate Counters, No Smoking Home, Vinyl Windows		

**Inclusions:** none

This vacant home is ready for a new owner! Glenbrook is a welcoming, established community with strong local involvement and has a diverse demographic. Situated in between Sarcee Trail, 17 Ave and Bow Trail, this easily accessible location is close to both shopping and schools, green space and main roads. Within walking distance, you have the highly regarded Calgary Christian School, AE Cross Junior High, Glenbrook Elementary and St. Thomas Aquinas Elementary. This home has 3 great sized bedrooms and in unit storage. Perfect for first time home owners as well as investors. This unit rents quickly due to the proximity to such great schools. The location of this unit in the complex is ideal and extra quiet - you are not facing the parking lot, nor are you on a main path. Units in this complex go very quickly so act quickly.