



GRASSROOTS
REALTY GROUP

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101, 3015 51 Street SW
Calgary, Alberta

MLS # A2326994



\$300,000

Division:	Glenbrook		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,118 sq.ft.	Age:	1978 (48 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Guest, Stall		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 340
Basement:	None	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Bidet, Breakfast Bar, Closet Organizers, No Animal Home		

Inclusions: 2 stand alone closets in bedrooms, closet organizers, electric fireplace, wall mounted bidet

Welcome to this bright end-unit townhouse in the heart of Glenbrook, offering an exceptional opportunity for families, couples, roommates, or investors looking for a home in a highly desirable complex. Filled with natural light, this well-designed home offers flexible living spaces and outstanding potential to make it your own. The spacious kitchen features stainless steel appliances, generous cupboard and counter space, and an extra window that makes meal preparation and entertaining even more enjoyable. While the kitchen could benefit from some updating, it offers an excellent foundation for your personal touches. The open-concept main level includes a large living room with double sliding doors leading to the private balcony, a generous dining area, and a full-sized laundry room for added convenience. The current owners have creatively reversed the living and dining spaces to create a cozy media room complete with an electric fireplace, which is included. For those seeking additional flexibility, several similar units have converted the dining area into a third bedroom, offering even more possibilities for families or those working from home. Upstairs, you'll find two spacious bedrooms, a full bathroom, a dedicated storage room, and attractive laminate wood flooring throughout the upper level. This pet-friendly complex (with board approval) is well managed with low condo fees, providing peace of mind for homeowners and investors alike. Major exterior updates, including the roof, eaves, and gutters, were completed in 2022. An assigned outdoor parking stall with a plug-in adds everyday convenience. Located just minutes from West Hills Shopping Centre, Calgary Christian School, A.E. Cross Junior High, Glenbrook School, St. Thomas Aquinas School, parks, playgrounds, and off-leash dog areas, this home offers easy access to everyday amenities.

and an active lifestyle. Whether you're searching for your first home, your next investment, or a property with room to grow, this Glenbrook townhouse is full of value and opportunity. Book your private showing today.