



GRASSROOTS
REALTY GROUP

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204, 2850 51 Street SW
Calgary, Alberta

MLS # A2331826



\$310,000

Division:	Glenbrook		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,052 sq.ft.	Age:	1997 (29 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor
Floors:	Carpet, Vinyl Plank
Roof:	-
Basement:	-
Exterior:	Brick, Concrete, Stucco
Foundation:	-
Features:	Kitchen Island, Laminate Counters, Pantry, Storage

Water:	-
Sewer:	-
Condo Fee:	\$ 669
LLD:	-
Zoning:	M-CG
Utilities:	-

Inclusions: Wall unit in living room

Welcome to Glenmeadows Gardens, a welcoming 55+ community nestled in the heart of sought after Glenbrook. This beautifully maintained second floor corner unit offers 2 bedrooms, 2 full bathrooms, and an abundance of natural light thanks to the additional, large windows and desirable southwest exposure, filling the home with light throughout the day. Designed for comfortable, low-maintenance living, this bright and inviting home also includes an assigned heated underground parking stall and a private storage locker, providing everyday convenience in a peaceful, well-cared-for community. Step inside to a generous entryway that opens into a bright, open-concept living area. The white kitchen offers a central island, ample cabinetry, and generous counter space, flowing seamlessly into the dining area and comfortable living room. A patio door leads to a spacious balcony with a glass railing, providing a bright, sunny space to relax and take in the neighbourhood atmosphere. The spacious primary suite features a walk-through closet and a beautiful large ensuite. A second generously sized bedroom offers flexibility for guests or a home office and a second full bathroom. Additional highlights include in-floor heating throughout, in-suite laundry, a large laundry/storage room with shelving, fresh paint, luxury vinyl plank flooring, making this home truly move-in ready. Glenmeadows Gardens is a well-maintained complex with an outstanding selection of amenities. Residents enjoy a beautifully landscaped central courtyard complete with a gazebo and community garden plots, a social room with kitchen, games room, library, craft and puzzle area, fitness room, two fully equipped guest suites available to rent, extensive visitor parking, secure bicycle storage, and Telus Fibre Optik service throughout the building. Conveniently located just a short walk from grocery stores,

shopping, restaurants, caf  s, and everyday amenities, you'll have everything you need close to home. A bus stop right outside the building provides easy access to the LRT, while nearby Glenmore Trail and Stoney Trail make getting around the city or heading to the mountains effortless. This is a fantastic opportunity to enjoy the relaxed, maintenance-free lifestyle you've been looking for.