

13, 3015 51 Street SW  
Calgary, Alberta

MLS # A2180338



**\$319,000**

<b>Division:</b>	Glenbrook		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	Bungalow		
<b>Size:</b>	930 sq.ft.	<b>Age:</b>	1978 (46 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	City Lot, Open Lot, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 330
<b>Basement:</b>	See Remarks	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters		

**Inclusions:** None

Nestled in a sought after Glenbrook Meadows complex, this exceptional condo unit offers a seamless blend of luxury and convenience. As you step into this unit, you'll be greeted by an open-concept living area, providing an airy and light-filled atmosphere. The kitchen offers a nice granite counter top and a brand New Stainless Steel package of appliances. The Luxury Vinyl Plank accentuate the freshly painted unit. This building is ideally located just a short drive away from the west hills shopping centre, which offers a wide host of conveniences. As well as quick access to Stoney trail, Chinook Centre and to the downtown core. For the dog lovers, the dog run is just right behind the building. Overall, this ground floor gem combines sophistication with practicality, offering an unparalleled living experience in a sought-after neighbourhood of Glenbrook. Call your favourite Realtor to view! Must see!