

53, 3015 51 Street SW
Calgary, Alberta

MLS # A2182961



\$340,000

Division:	Glenbrook		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,256 sq.ft.	Age:	1979 (45 yrs old)
Beds:	3	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	See Remarks		

Heating: Forced Air, Natural Gas

Floors: Carpet, Laminate, Linoleum

Roof: Asphalt Shingle

Basement: None

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Ceiling Fan(s), Laminate Counters, Storage, Track Lighting, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: \$ 330

LLD: -

Zoning: M-C1

Utilities: -

Inclusions: N/A

Nestled in the vibrant, family-friendly community of Glenbrook, this meticulously maintained 1255 sqft townhome offers the ideal combination of modern updates, cozy living spaces, and a location that can't be beat. Whether you're a first-time buyer, savvy investor, or looking to downsize, this townhome promises comfort and convenience at every turn. Recent updates include brand-new kitchen appliances—refrigerator, electric stove, dishwasher, and hood fan—plus new carpets and underlay throughout the bedrooms, living room, staircases, AND the entire townhome has been freshly painted from top to bottom, allowing the interior to boast a bright, clean aesthetic feel. The thoughtful floor plan includes three bedrooms, providing flexibility for families, professionals, or guests. The upper floor features two generously sized bedrooms and a 4-piece main bathroom, while the main floor offers a third bedroom or the perfect office/den space for those working from home. To top it off, the hot water tank was replaced within the last two years, and the entire unit has just been professionally cleaned, meaning you can move in without barely lifting a finger. The townhome is part of a well-managed and healthy condominium corporation, with pet-friendly policies (subject to board approval)—and the townhome complex borders a spacious off-leash park, ideal for outdoor enthusiasts and pet owners. Retail shops, grocery stores, fitness/recreation centers, medical offices, and entertainment options are all just minutes away, while nearby schools (public, separate, private) make this an excellent choice for young families. The location provides quick access to everything from major commuting routes to local pubs and restaurants. Don't miss your chance to own this beautifully updated townhome in a location that offers something for everyone.

Call today or call your Realtor to schedule your private showing and see what makes this townhome so special!