

1302, 3115 51 Street SW
Calgary, Alberta

MLS # A2199160



\$299,000

Division:	Glenbrook		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	852 sq.ft.	Age:	1978 (47 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 565
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Open Floorplan, Quartz Counters, See Remarks		

Inclusions: Ovo vacuum (hybrid vacuflo)

Experience the beautiful transformation of this top-floor corner condo! Bathed in natural sunlight, this southwest-facing unit offers a spacious, well-designed layout. Recent upgrades throughout include a stylish new entryway with custom cabinetry and a bench, LVP flooring, updated lighting, and brand-new patio doors leading to the park views. The open living area is both spacious and cozy, featuring an electric fireplace and a TV feature wall, seamlessly flowing into the sizable dining room, which showcases another beautiful feature wall. The newly renovated kitchen is a chef's dream with modern shaker cabinets, sleek quartz countertops, a farmhouse sink, new faucet, and a new microwave hood fan. The clever layout also offers a convenient in-suite storage and pantry area, which can easily be converted into a perfect pocket office or walk-in closet. Step out onto your covered deck from the patio sliders, where you'll enjoy Alberta's gorgeous sun and sunsets over the park. Perfect for entertaining! A stylish barn door hides the linen closet, adjacent to a laundry area with the newer stacked washer and dryer. The 4-PC bath features a window and a new vanity. The spacious primary bedroom is complemented by a second bedroom that is great for guests or whatever your heart desires. Additional perks include a bike storage room, separate storage locker, assigned parking stall, and ample visitor and street parking. The building's exterior was fully renovated in 2022, making this unit move-in ready! Located in a prime area, you'll be within walking distance to shops, restaurants, grocery, Goodlife Fitness, HomeSense and schools. Easy access to transit (just across the street) and a quick drive to downtown and the mountains. The off-leash dog park is right behind the building, and with no neighbours above and just one shared wall,

this is a must-see! Condo fees cover all utilities except personal electricity.