

**122, 3015 51 Street SW  
Calgary, Alberta**

**MLS # A2230872**



**\$355,000**

<b>Division:</b>	Glenbrook		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,244 sq.ft.	<b>Age:</b>	1978 (47 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Cul-De-Sac, Street Lighting, Treed		

<b>Heating:</b>	Central, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 330
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Ceiling Fan(s), Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** NONE

Welcome to this beautifully updated and FULLY RENOVATED, 2-bedroom townhouse, ideally located in the desirable SW community of Glenbrook. This stylish, immaculate and bright two-storey home offers over 1, 200sq. ft. of comfortable living space. The FULLY RENOVATED KITCHEN features granite countertops, a classic backsplash, and crisp white cabinetry, perfect for cooking and entertaining. The open-concept living and dining area is enhanced by NEW VINYL PLANK FLOORING throughout the main level. You'll also find a convenient laundry and storage area, plus a balcony that's perfect for your summer BBQ's. Upstairs, you'll find two generously sized bedrooms one with a walk-in closet, the other with a built in closet, and a well-appointed full bathroom, offering plenty of space and functionality. NEW CARPETING throughout the upper floor adds a cozy touch. All windows were updated in 2012, furnace in 2013. Tucked away in a quiet location on the west side of the complex with no buildings directly in front, this unit offers extra privacy and peaceful surroundings. There's ample visitor parking nearby, plus your own outdoor stall (#107) just steps from the front door with the OPTION OF RENTING ADDITIONAL PARKING spot for a cost. Enjoy the benefit of ( water included)LOW CONDO FEES and easy access to Glenbrook and Weshills shopping, schools, parks, and transit, short drive to downtown. This MOVE-IN READY HOME checks all the boxes. Don't miss your chance—contact your favorite agent to see it today!"