

**72, 3015 51 Street SW
Calgary, Alberta**

MLS # A2280627



\$316,000

Division:	Glenbrook		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,206 sq.ft.	Age:	1979 (47 yrs old)
Beds:	3	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Landscaped		

Heating:	Ceiling, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 340
Basement:	None	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1 d75 (contextual low)
Foundation:	Slab	Utilities:	-
Features:	Ceiling Fan(s), Vinyl Windows		

Inclusions: none

Glenbrook is a welcoming, established community with strong local involvement and has a diverse demographic. Situated in between Sarcee Trail, 17 Ave and Bow Trail, this easily accessible location is close to both shopping and schools, green space and main roads. Within walking distance, you have the highly regarded Calgary Christian School, AE Cross Junior High, Glenbrook Elementary and St. Thomas Aquinas Elementary. This home has 3 great sized bedrooms and in unit storage. Perfect for first time home owners as well as investors. This unit rents quickly due to the proximity to such great schools. The location of this unit in the complex is ideal and extra quiet - you are not facing the parking lot, nor are you on a main path. Units in this complex go very quickly so act quickly. Tenanted until March 31. Tenants will stay for an investor or leave if you wish to move in.