

**112, 2850 51 Street SW  
Calgary, Alberta**

**MLS # A2283642**

**\$269,900**



<b>Division:</b>	Glenbrook		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	956 sq.ft.	<b>Age:</b>	1997 (29 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Heated Garage, Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 603
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	M-CG d111
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Storage		
<b>Inclusions:</b>	Wall Unit Air Conditioner		

Welcome to Glenmeadows Gardens - a friendly 55+ community situated in the heart of sought after Glenbrook. This immaculate 2 bedroom, 2 bath unit is conveniently located on the main floor close to the entrance & elevator & features a sleek white kitchen with island & breakfast bar open to a spacious dining area & cozy family room with gas fireplace & French door access to a private sunny east facing patio with gate access to a lovely green space. Move in ready with fresh paint throughout, low maintenance vinyl plank flooring, in-floor heating, air conditioning & convenient in-suite laundry. You will appreciate the heated underground assigned parking, large storage room with shelving & bicycle storage. This beautifully maintained complex has a very welcoming atmosphere & includes a long list of sought after amenities including a social room with kitchen, a games room, a library & a fitness room. The beautifully landscaped central courtyard with gazebo, private garden plots, extensive visitor parking & easy bus access make living here a pleasure for you & your guests. This building includes Telus Fibre Optics throughout & two rentable, fully equipped guest suites. Easy access to shopping, restaurants & grocery stores plus a quick escape to the mountains & minutes to Glenmore & Stoney Trails. A wonderful opportunity to enjoy the lifestyle of convenience & ease you deserve!