



THE
A-TEAM

**RE/MAX
FIRST**

3015 51 Street #128, Calgary T3E 6N5

MLS®#: **A2120789**

Area: **Glenbrook**

Listing Date: **04/18/24**

List Price: **\$326,900**

Status: **Pending**

County: **Calgary**

Change: **-\$23k, 09-May**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Row/Townhouse

City/Town:

Calgary

Year Built:

1978

Lot Information

Finished Floor Area

Abv Sqft:

1,125

Low Sqft:

Ttl Sqft:

1,125

Lot Sz Ar:

Lot Shape:

DOM

31

Layout

Beds:

2 (2)

Baths:

1.0 (1 0)

Style:

3 Storey

Parking

Ttl Park:

1

Garage Sz:

Access:

Lot Feat:

Park Feat:

Zero Lot Line

Stall

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Balcony**

Construction:

Wood Frame

Flooring:

Carpet, Linoleum

Water Source:

Fnd/Bsmt:

Block

Kitchen Appl:

Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer

Int Feat:

Ceiling Fan(s), Walk-In Closet(s)

Utilities:

Room Information

Room

Dining Room

Living Room

4pc Bathroom

Walk-In Closet

Level

Second

Second

Third

Third

Dimensions

10`2" x 13`6"

13`11" x 15`6"

9`0" x 4`11"

9`6" x 5`8"

Room

Kitchen

Furnace/Utility Room

Bedroom - Primary

Bedroom

Level

Second

Second

Third

Third

Dimensions

10`8" x 9`7"

11`4" x 5`7"

12`5" x 13`7"

9`6" x 11`6"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$330

Fee Simple

M-C1 d75

Fee Freq:

Monthly

Legal Desc:

7910081

Remarks

Pub Rmks:

We will be reviewing offers at 530 pm Friday May 17 th An attractive investment opportunity awaits. With a small investment achieve rental growth and capital appreciation while benefiting every month from low condominium fees various amenities. This 2-bedroom, townhouse is part of a well-situated residential area in Glenbrook, offering a blend of urban convenience and serene living Investment Highlights: The property's location and low condo fees make it an attractive option for investors looking to enter or expand their portfolio in the Calgary market. The potential to significantly increase rental income and property value is substantial. The Glenbrook area continues to see growth and development, suggesting a positive trajectory for property values in the neighborhood. Seize the opportunity to invest in a property with untapped potential, low overheads, and the promise of a strong return. This is not just a townhouse; it's a chance to create value and secure a profitable investment in one of Calgary's most beloved neighborhoods.

Inclusions:

N/A

Property Listed By:

Greater Property Group

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



