



THE
A-TEAM

**RE/MAX
FIRST**

2850 51 Street #107, Calgary T3E 6S7

MLS®#: **A2122106**

Area: **Glenbrook**

Listing Date: **04/11/24**

List Price: **\$308,000**

Status: **Active**

County: **Calgary**

Change: **-\$7k, 26-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1997**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **947**
Low Sqft:
Ttl Sqft: **947**

DOM

38
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat: **Parkade,Underground**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Hot Water,Natural Gas**
Sewer:
Ext Feat: **Playground**

Construction: **Stucco,Wood Frame**
Flooring: **Laminate,Linoleum**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Oven,Garage Control(s),Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **High Ceilings,No Animal Home,No Smoking Home**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Eat in Kitchen	Main	12`0" x 9`3"	Living Room	Main	18`2" x 12`6"
Foyer	Main	9`5" x 3`11"	Walk-In Closet	Main	8`6" x 6`5"
Bedroom - Primary	Main	14`0" x 12`1"	Bedroom	Main	9`6" x 9`3"
3pc Bathroom	Main	9`8" x 4`3"	4pc Ensuite bath	Main	11`3" x 5`11"

Legal/Tax/Financial

Condo Fee:
\$548

Title:
Fee Simple

Zoning:
M-CG d111

Legal Desc:	9810403	Fee Freq: Monthly	Remarks
Pub Rmks:	Welcome to Glenmeadow Garden, where low-maintenance adult living is at its best! This 55+, centrally located, 2 bed, 2 bath condo features just under 1,000 sqft of living space and a large balcony on the main floor. Upon walking in you will be welcomed with a spacious living area that includes a kitchen, living room and dining room. The kitchen comes with an island and lots of cabinet space. The combined living and dining rooms have plenty of space for you to entertain and enjoy family meals. The master bedroom easily fits a king bed and sports a walk-through closet with an en-suite. The unit also features A/C, in-floor heating, in-suite laundry / storage, and an underground parking stall. The building comes with secure entry, an elevator, a gym, a rec area with billiards and shuffleboard, a library and a beautiful courtyard that features a gazebo. With Signal Hill Centre a 5 minute drive away, you'll have easy access to shopping, restaurants and a movie theater.		
Inclusions:	N/A		
Property Listed By:	RE/MAX Landan Real Estate		

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





