



THE
A-TEAM

**RE/MAX
FIRST**

3015 51 Street #116, Calgary T3E 6N5

MLS®#: **A2161753**

Area: **Glenbrook**

Listing Date: **08/30/24**

List Price: **\$320,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **1978**

Finished Floor Area

Abv Sqft: **1,228**
Low Sqft:
Ttl Sqft: **1,228**

Lot Information

Lot Sz Ar:
Lot Shape:

DOM

19
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **2 Storey**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat: **Landscaped,Many Trees**
Park Feat: **Off Street,Stall**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony**

Construction: **Stucco,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Breakfast Bar,Ceiling Fan(s),Open Floorplan,Soaking Tub,Storage,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	11`1" x 13`8"	Kitchen	Main	10`6" x 9`7"
Living Room	Main	13`10" x 15`5"	Furnace/Utility Room	Main	11`4" x 5`7"
Bedroom - Primary	Upper	12`5" x 13`9"	Bedroom	Upper	9`5" x 11`7"
4pc Bathroom	Upper	0`0" x 0`0"			

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$330

Fee Simple

M-C1 d75

Fee Freq:

Monthly

Legal Desc: 7910081

Remarks

Pub Rmks: **Move-in ready, 2 bedroom stacked townhouse in the highly sought-after community of Glenbrook. Incredibly located mere minutes from Richmond Road, West Hills Towne Centre and Signal Hill Centre with seemingly infinite shopping, restaurant and entertainment options as well as Westbrook Mall, Optimist Athletic Park, North Glenmore Park and Weasel Head. Transit, parks, playgrounds and schools are all within walking distance. A quick commute to MRU and downtown too. Then come home to a quiet sanctuary with no neighbours above. The main floor is bright and open with a neutral colour pallet and wonderful connectivity. A dedicated dining room flows seamlessly into the relaxing living room perfect for entertaining. This area could also be used as a third bedroom if needed. Patio sliders lead to the west-facing balcony encouraging summer barbeques and time spent unwinding amongst the mature trees. The kitchen is well laid out for the household's chef featuring stainless steel appliances, a plethora of storage and a breakfast bar on the peninsula island to casually gather. The upper level is home to 2 spacious bedrooms and a 4-piece bathroom. This top level retreat is a quiet oasis with no one above to disturb your peace. In-suite laundry and a parking stall further add to your comfort and convenience. Other features - roof recently replaced and low condo fees. Extra parking stalls available for \$40 per month. Telus Fibre just got installed at the complex. Vacant for a quick possession, there's nothing left to do but move right in!**

Inclusions: None
Property Listed By: CIR Realty

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







