

3015 51 Street #116, Calgary T3E 6N5

4pc Bathroom

MLS®#: **A2161753** Area: **Glenbrook** Listing **08/30/24** List Price: **\$320,000**

Status: Pending County: Calgary Change: None Association: Fort McMurray

Date:

Upper

General Information

Prop Type: Residential
Sub Type: Row/Townhouse

City/Town: Calgary Finished Floor Area
Year Built: 1978 Abv Sqft:

Low Sqft:

Lot Sz Ar: Ttl Sqft: **1,228**

DOM

Layout

Beds:

Baths:

Style:

<u>Parking</u> Ttl Park:

Garage Sz:

1,228

2 (2)

1

1.0 (1 0)

2 Storey

19

Lot Shape:

Access:

Lot Feat: Landscaped, Many Trees

Park Feat: Off Street, Stall

Utilities and Features

Roof: Asphalt Shingle Construction:

Heating: Forced Air Stucco,Vinyl Siding,Wood Frame

Sewer: Flooring:

Ext Feat: Balcony Carpet,Linoleum Water Source: Fnd/Bsmt:

Poured Concrete Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings

0'0" x 0'0"

Kitchen Appl: Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Covering

Int Feat: Breakfast Bar, Ceiling Fan(s), Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s)
Utilities:

Room Information

RoomLevelDimensionsRoomLevelDimensionsDining RoomMain11`1" x 13`8"KitchenMain10`6" x 9`7"Living RoomMain12`10" x 15`5"Furgos (Htility RoomMain11`4" x 5`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"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

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

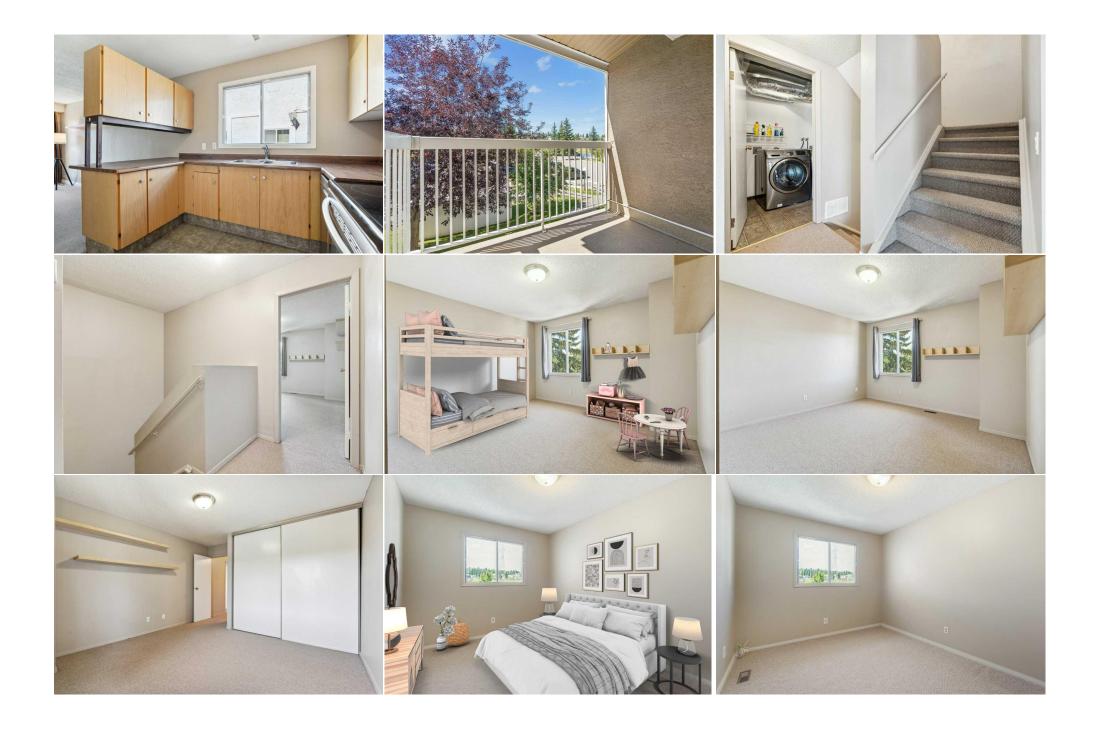
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









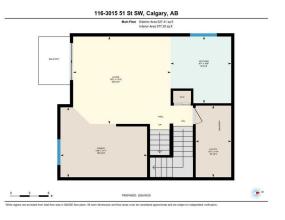


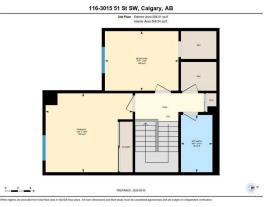












116-3015 51 St SW, Calgary, AB

Foyer Exterior Area 42.41 sq ft Interior Area 30.67 sq ft





PREPARED: 2004/08/30

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White regions are excluded from total floor area in IGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verifical