



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3015 51 Street #138, Calgary T3E 6N5**

MLS®#: **A2163125**      Area: **Glenbrook**      Listing Date: **09/07/24**      List Price: **\$419,900**  
 Status: **Active**      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: **1,250**  
 Low Sqft:  
 Ttl Sqft: **1,250**

DOM

**11**  
Layout  
 Beds: **2 (2 )**  
 Baths: **1.0 (1 0)**  
 Style: **2 Storey**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Parking

Ttl Park: **2**  
 Garage Sz:

Access:

Lot Feat:  
 Park Feat: **Backs on to Park/Green Space, No Neighbours Behind Assigned, Leased, Off Street, Stall**

Utilities and Features

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

Construction: **Wood Frame**  
 Flooring: **Carpet, Ceramic Tile, Vinyl**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer**  
 Int Feat: **Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Storage, Vinyl Windows**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`11" x 10`1"	Kitchen	Main	15`2" x 10`7"
Bedroom - Primary	Upper	12`4" x 11`5"	Flex Space	Main	13`8" x 8`0"
Laundry	Main	11`3" x 5`7"	Bedroom	Upper	11`9" x 9`6"
Storage	Upper	5`8" x 4`6"	4pc Bathroom	Upper	9`0" x 4`11"

Legal/Tax/Financial

Condo Fee:      Title:      Zoning:

\$330

Fee Simple

M-C1 d75

Fee Freq:

Monthly

Legal Desc: 7910081

Remarks

Pub Rmks: **WELCOME HOME to this BRAND NEW TOTAL RENOVATION with PERMITS and LOW CONDO FEES facing a GREEN SPACE! This Includes New Kitchen, New Appliances, New Bathroom,, New LVP, New Carpet, New Lighting, New Hot Water Tank, New Smoke Detectors, New GFCI Plugs and the List Goes on and On! Bright Open Plan with a BRAND NEW Kitchen with White Cabinetry featuring a Breakfast Bar, Quartz Contertops and BRAND NEW Stainless Steel Appliances including a Fridge with a Water Line. Open to the LARGE Living Room with South Facing Covered Balcony and Perfect Flex Room which can be a Dining Room AND a Home Office. Laundry Room with BRAND NEW STACKABLE WASHER AND DRYER completes this Floor. Upstairs you will Find 2 Generous Bedrooms. The Primary Room is Large enough for a King Bed and Features a Massive Closet. Secondary Bedroom is Perfect for a roommate, Guest Room or another Home office with a large Walk-in Closet. The BRAND NEW Bathroom features a Stunning Vanity with Designer Gold Mirror/Medicine Cabinet and a Soaker Tub. You will love you New Vinyl Plank Flooring and Carpet. Relax and Entertain in Style in Your New Townhome. Beautiful View of Green Space with No Neighbors in Front of You.. Parking (88) and another can be leased for \$40 per month. Plenty of Free Visitor Parking. Windows (2020) Shingles (2022) Hot Water Tank (2024) plus Water and Sewer is included in your \$330.33 condo fee. Pets allowed with approval. Amazing Location with easy access to WestHills, Downtown, Universities and the Mountains. Walking Distance to Co-op, Save On, GoodLife Fitness, Home Sense and So Much More! WELCOME HOME!**

Inclusions: **None**  
Property Listed By: **RE/MAX First**

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









