



THE
A-TEAM

**RE/MAX
FIRST**

3015 51 Street #34, Calgary T3E 6N5

MLS®#: **A2178487**

Area: **Glenbrook**

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

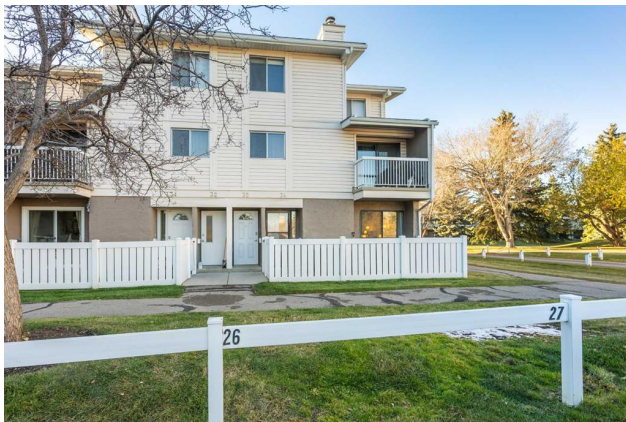
List Price: **\$314,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **1979**

Finished Floor Area
Abv Sqft: **948**
Low Sqft:
Ttl Sqft: **948**

DOM

9
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Bungalow**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat: **See Remarks**
Park Feat: **Assigned,Stall**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

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

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **No Smoking Home,Open Floorplan,Storage**
Utilities:

Room Information

| Room | Level | Dimensions |
|--------------------|-------------|----------------------|
| Living Room | Main | 15`7" x 10`2" |
| Dining Room | Main | 10`11" x 8`6" |
| Bedroom | Main | 12`11" x 8`6" |
| Laundry | Main | 8`2" x 5`0" |

| Room | Level | Dimensions |
|-----------------------------|-------------|----------------------|
| Kitchen | Main | 10`8" x 9`2" |
| 4pc Bathroom | Main | 10`6" x 4`11" |
| Bedroom - Primary | Main | 17`1" x 10`6" |
| Furnace/Utility Room | Main | 8`2" x 6`6" |

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$330

Fee Simple

M-C1

Fee Freq:

Monthly

Legal Desc: 7910081

Remarks

Pub Rmks: **Welcome to this bright and inviting end-unit, bungalow-style condo in the highly sought-after Glenbrook Meadows! Enjoy an open floor plan with a spacious living and dining area that flows seamlessly into a functional kitchen, making it perfect for entertaining or everyday living. This condo offers two generous bedrooms, each overlooking lush, park-like green space, plus ample closet space, a massive wardrobe, and convenient in-suite storage located underground through a hatch for access from the utility room. From the living room through sliding doors step outside to your own little fenced patio featuring low-maintenance astro turf, ideal for morning coffee or relaxing outdoors. Recent upgrades include fresh paint, beautiful luxury vinyl plank flooring, and a newer hot water tank. Situated in a prime location in the desirable community of Glenbrook close to schools, shopping, public transportation, playgrounds, and green spaces, this home is move-in ready, bright and polished. An excellent choice for first-time buyers, investors, or those looking to downsize! Pet friendly building with an off leash dog park steps away!**

Inclusions: N/A
Property Listed By: RE/MAX First

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



