



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3015 51 Street #53, Calgary T3E 6N5**

MLS®#: **A2182961**

Area: **Glenbrook**

Listing Date: **12/11/24**

List Price: **\$340,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:  
Lot Shape:

Access:

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

Finished Floor Area

Abv Sqft: **1,255**  
Low Sqft:  
Ttl Sqft: **1,255**

DOM

**10**  
Layout  
Beds: **3 (3 )**  
Baths: **1.0 (1 0)**  
Style: **2 Storey**

Parking

Ttl Park: **1**  
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer Stacked**  
Int Feat: **Ceiling Fan(s),Laminate Counters,Storage,Track Lighting,Walk-In Closet(s)**  
Utilities:

Room Information

| Room        | Level | Dimensions     | Room                 | Level | Dimensions    |
|-------------|-------|----------------|----------------------|-------|---------------|
| Living Room | Main  | 13`10" x 15`6" | Kitchen              | Main  | 10`6" x 9`3"  |
| Bedroom     | Main  | 7`11" x 13`5"  | Furnace/Utility Room | Main  | 11`1" x 5`6"  |
| Bedroom     | Upper | 9`4" x 11`6"   | Bedroom - Primary    | Upper | 12`4" x 13`6" |
| Storage     | Upper | 4`6" x 5`6"    | 4pc Bathroom         | Upper |               |

Legal/Tax/Financial

Condo Fee:  
**\$330**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-C1**

Legal Desc: **7910081**

Remarks

Pub Rmks: **Nestled in the vibrant, family-friendly community of Glenbrook, this meticulously maintained 1255 sqft townhome offers the ideal combination of modern updates, cozy living spaces, and a location that can't be beat. Whether you're a first-time buyer, savvy investor, or looking to downsize, this townhome promises comfort and convenience at every turn. Recent updates include brand-new kitchen appliances—refrigerator, electric stove, dishwasher, and hood fan—plus new carpets and underlay throughout the bedrooms, living room, staircases, AND the entire townhome has been freshly painted from top to bottom, allowing the interior to boast a bright, clean aesthetic feel. The thoughtful floor plan includes three bedrooms, providing flexibility for families, professionals, or guests. The upper floor features two generously sized bedrooms and a 4-piece main bathroom, while the main floor offers a third bedroom or the perfect office/den space for those working from home. To top it off, the hot water tank was replaced within the last two years, and the entire unit has just been professionally cleaned, meaning you can move in without barely lifting a finger. The townhome is part of a well-managed and healthy condominium corporation, with pet-friendly policies (subject to board approval)—and the townhome complex borders a spacious off-leash park, ideal for outdoor enthusiasts and pet owners. Retail shops, grocery stores, fitness/recreation centers, medical offices, and entertainment options are all just minutes away, while nearby schools (public, separate, private) make this an excellent choice for young families. The location provides quick access to everything from major commuting routes to local pubs and restaurants. Don't miss your chance to own this beautifully updated townhome in a location that offers something for everyone. Call today or call your Realtor to schedule your private showing and see what makes this townhome so special!**

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**







