



THE
A-TEAM

**RE/MAX
FIRST**

2850 51 Street #110, Calgary T3E6S7

MLS®#: **A2187128**

Area: **Glenbrook**

Listing Date: **01/13/25**

List Price: **\$259,000**

Status: **Active**

County: **Calgary**

Change: **-\$6k, 23-Jan**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1997**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **863**
Low Sqft:
Ttl Sqft: **863**

DOM

19
Layout
Beds: **1 (1)**
Baths: **1.5 (1 1)**
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
Garage Sz: **1**

Access:

Lot Feat:

Park Feat:

Assigned,Heated Garage,Parkade,Stall,Underground

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **In Floor,Fireplace(s),Natural Gas**
Sewer:
Ext Feat: **Courtyard,Garden,Storage**

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

Kitchen Appl: **Dishwasher,Dryer,Microwave,Range Hood,Refrigerator,Stove(s),Washer,Window Coverings**
Int Feat: **Built-in Features,Ceiling Fan(s),Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Storage**
Utilities:

Room Information

Room	Level	Dimensions
3pc Ensuite bath	Main	5`10" x 7`10"
Bedroom - Primary	Main	13`10" x 11`8"
Laundry	Main	5`10" x 9`2"
Kitchen With Eating Area	Main	8`11" x 11`10"

Room	Level	Dimensions
Walk-In Closet	Main	7`4" x 7`9"
2pc Bathroom	Main	3`0" x 7`1"
Entrance	Main	3`11" x 9`10"
Living/Dining Room Combination	Main	17`11" x 13`9"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$506

Fee Simple

M-CG d111

Fee Freq:

Monthly

Legal Desc: 9810403

Remarks

Pub Rmks: **Meticulously maintained and updated main level end unit, in a great adult living (55+) building known as Glenmeadow Gardens. This spacious apartment boasts over 850 sq.ft. of naturally lit living space sure to be enjoyed by the new owner. Renovated just over 2 years ago, the lasting classic look and feel of the space will leave you relaxed and will allow you to enjoy the many amenities this smaller building has to offer. White cabinetry, deep rich vinyl flooring, stunning quartz countertops and a paint palette that ties the entire place together. This open floor plan with extensive windows provides a space you will love to call home. There is also a convenient 2 piece bathroom for guests and a spacious laundry/storage room. A large patio will allow you to enjoy the outdoors as much as the indoor living area. King size bed, no problem, the primary suite offers plenty of room to create your own private oasis which includes double closets and a 3-piece ensuite. This building offers underground parking/visitor parking, a storage unit, a courtyard, garden, exercise room, party room and guest suites for visitors. This professionally managed centrally located building is close to shopping/schools/parks and so much more. This is a rare opportunity as units in this building rarely come up.**

Inclusions: **None**
Property Listed By: **BECK Real Estate Ltd.**

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







