



THE
A-TEAM

**RE/MAX
FIRST**

5103 35 Avenue #115, Calgary T3E 6L9

MLS® #: **A2189838**

Area: **Glenbrook**

Listing Date: **01/23/25**

List Price: **\$410,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **1976**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,167**
Low Sqft:
Ttl Sqft: **1,167**

DOM

9
Layout
Beds: **3 (3)**
Baths: **1.5 (1 1)**
Style: **Townhouse**

Parking

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

Access:

Lot Feat: **Back Yard**
Park Feat: **Stall**

Utilities and Features

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

Construction: **Wood Frame**
Flooring: **Laminate, Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer**
Int Feat: **Storage**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	11`2" x 13`7"
Dining Room	Main	5`1" x 11`2"
Bedroom - Primary	Second	11`2" x 13`3"
Bedroom	Second	7`10" x 9`11"
Furnace/Utility Room	Basement	15`11" x 11`5"

Room	Level	Dimensions
Living Room	Main	11`5" x 11`2"
2pc Bathroom	Main	3`0" x 6`2"
Bedroom	Second	9`6" x 11`2"
4pc Bathroom	Second	7`5" x 7`8"
Flex Space	Basement	10`3" x 13`0"

Legal/Tax/Financial

Condo Fee:
\$386

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1

Legal Desc: **9310549**

Remarks

Pub Rmks: **Affordable and charming 3-bedroom townhome in the sought-after neighborhood of Glenbrook! This well-maintained property features newer flooring and a beautifully designed kitchen that's perfect for cooking and entertaining. Enjoy the privacy of your fully fenced backyard, ideal for pets, kids, or summer BBQs. The partially finished basement provides extra living space and flexibility to suit your needs. Close to schools, parks, shopping, and transit, this home offers incredible value and convenience. A fantastic opportunity for first-time buyers, investors, or those looking to downsize. Don't miss it!**

Inclusions:
Property Listed By: **N/A**
Renzo Real Estate Inc.

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











