



GRASSROOTS
REALTY GROUP

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111, 3015 51 Street SW
Calgary, Alberta

MLS # A2232768



\$314,900

Division:	Glenbrook		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,207 sq.ft.	Age:	1978 (47 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Landscaped, Lawn, Many Trees, Underground Sprinklers		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 330
Basement:	None	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

Inclusions: None

Attention First-Time Buyers & Investors – Updated Townhome in Glenbrook Meadows! Welcome to this bright and well-maintained 2-bedroom townhome in the highly desirable Glenbrook Meadows complex. Set in a quiet location facing green space, this home offers privacy, tranquility, and exceptional value in one of Calgary's most convenient southwest communities. Inside, you'll find a freshly painted interior with a smart, open-concept layout that connects the kitchen, dining, and living areas seamlessly—ideal for both daily living and entertaining. The kitchen features brand new stainless steel appliances, including a dishwasher (2025) and stove (2024), along with ample cabinetry, generous counter space, and a breakfast bar for casual meals. A spacious dining area is complemented by a flexible den/home office, which could easily be converted into a third bedroom. Both bedrooms offer excellent natural light and closet space. The full bathroom is clean and functional, and the home is completed with in-suite laundry for your convenience. Recent upgrades include: • Brand new dishwasher (2025) • Brand new stove (2024) • Hot water tank (2022) • Furnace tune-up (2023) • Fresh interior paint Step outside to enjoy a private balcony overlooking the green space—perfect for relaxing or enjoying your morning coffee. The unit also includes an assigned parking stall and access to ample visitor parking. This pet-friendly complex (with board approval) is professionally managed with a healthy reserve fund. Located minutes from schools, parks, shopping, Mount Royal University, transit, and major roadways like Glenmore and Sarcee Trail, it offers unbeatable convenience for commuters and families alike. Whether you're a first-time buyer or a savvy investor, this move-in-ready home

checks all the boxes. Don't miss your chance to own in one of Calgary's best-kept secret communities—book your showing today!