



GRASSROOTS
REALTY GROUP

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3210 51 Street SW
Calgary, Alberta

MLS # A2240567



\$499,900

Division:	Glenbrook		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	882 sq.ft.	Age:	1979 (46 yrs old)
Beds:	3	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Garden, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Metal Siding , Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Vinyl Windows		

Inclusions: Rain Barrel

Ideally located in the desirable community of Glenbrook, this well-maintained semi-detached bungalow has seen numerous updates in recent years. The bright and welcoming front entry offers west-facing windows and a clear view of the park, with no immediate neighbours across the street. It's a great space to host dinner or game nights. The renovated central kitchen features white cabinetry, quartz counters, stainless steel appliances and a convenient breakfast bar space. At the back of the home, the spacious primary bedroom currently functions as both a sleeping area and home office, overlooking the landscaped backyard through a brand new sliding door. This space could easily be converted back into two separate rooms. A second bedroom and renovated 4pc bathroom complete the main floor. The basement was developed in 2022 with a large bedroom and recreation area. There's still plenty of room to further develop while currently offering excellent storage. Outside, the backyard is a peaceful retreat with garden beds, a generous patio and a large double detached garage. Additional updates include the roof, soffit, fascia and eaves (2023), air conditioning (2023), hot water tank (2020), furnace (2021), garage (2023) and fence (2023). This home is perfectly positioned near Glenbrook Park, complete with a fenced off-leash dog area, playgrounds, hockey rink and picnic spots plus Optimist Athletic Park and numerous walking paths. You'll find everything you need close by: Richmond Square and Westhills Shopping Centre, neighbourhood caf   and restaurants and quick access to schools like Glenbrook Elementary and Central Memorial High. Commuting is easy with nearby Stoney, Glenmore and Sarcee Trail and plenty of transit options. This home gives you the best of a peaceful residential neighbourhood and convenient access to city

amenities.