



GRASSROOTS
REALTY GROUP

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219, 2850 51 Street SW
Calgary, Alberta

MLS # A2250141



\$319,000

Division:	Glenbrook		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,026 sq.ft.	Age:	1998 (27 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Fireplace(s)	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 649
Basement:	-	LLD:	-
Exterior:	Concrete, Stucco	Zoning:	M-CG d111
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Laminate Counters, Open Floorplan		

Inclusions: 1 Parking Fob & 2 Building Keys

Welcome to this bright & beautifully maintained 2 bedroom, 2 bathroom corner unit in a desirable concrete construction building. Offering comfort, convenience, & style, this home comes with an assigned heated underground parking stall & separate storage locker. Step inside to a large entryway that flows into the open-concept layout. The island kitchen features a breakfast bar, ample light-toned cabinetry, & generous counter space, while the inviting living room boasts a cozy gas fireplace & direct access to a large balcony with glass railing & phantom screen—perfect for morning coffee or evening relaxation. The primary suite impresses with a spacious walk-through closet & a fully renovated ensuite. A second well-sized bedroom, in-floor heating throughout, & a large laundry/storage room add to the functionality. Recent updates include: custom window coverings, new carpet & tile, air conditioning, & a great ensuite renovation. This well-managed building offers exceptional amenities including an inner courtyard with gazebo, gorgeous landscaping & a community garden, social room, exercise room, craft/puzzle/library area & bike storage. Ideally located with a bus stop right out front for easy LRT access & only a few minute’s walk to shopping, restaurants, coffee & more! You’ll love living here!!