



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

203, 2850 51 Street SW
Calgary, Alberta

MLS # A2251623



\$324,500

Division:	Glenbrook		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,048 sq.ft.	Age:	1997 (28 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Fireplace(s)	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 653
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-CG d111
Foundation:	-	Utilities:	-
Features:	Kitchen Island, Laminate Counters, No Animal Home, Open Floorplan		

Inclusions: Living Room Mirror, Hallway Mirror

Discover this bright & stylish 2 bedroom, 2 bathroom corner unit nestled in the sought-after adult living building, Glenmeadow Garden. Designed for both comfort & convenience, this home includes heated underground parking & a separate storage locker. From the moment you step inside, you'll appreciate the spacious foyer leading into the open-concept living space. The kitchen offers plenty of cabinetry, generous counter space & island for casual dining. The living room is warm & inviting with a gas fireplace & direct access to the large north facing balcony overlooking the garden & green space — an ideal spot to unwind. The primary suite is a true retreat with a walk-through closet to a full ensuite. A second bedroom, in-floor heating, & a large laundry/storage room provide excellent functionality. Recent updates include luxury vinyl plank flooring, pleated shades, kitchen tap, taps in both bathrooms, dining room chandelier, ceiling fan, newer dishwasher & fridge. The building itself is well cared for & rich in amenities: enjoy the landscaped inner courtyard with gazebo & community garden, a social room, fitness area, craft/puzzle/library space & bike storage. With transit just steps away, quick access to the LRT, & shops, restaurants & cafes only minutes from your door, this location is unbeatable. You'll love the lifestyle this home offers!