



GRASSROOTS
REALTY GROUP

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5, 3015 51 Street SW
Calgary, Alberta

MLS # A2254669



\$309,900

Division:	Glenbrook		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,237 sq.ft.	Age:	1979 (46 yrs old)
Beds:	3	Baths:	2
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 330
Basement:	None	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), French Door, Soaking Tub, Track Lighting		

Inclusions: Wardrobe in primary bedroom, moveable kitchen cart & rolling storage wire mesh cart.

Charming 3 bedroom, 2 full bath townhouse in the Glenbrook Meadows complex! The open main level presents a large living/dining area, kitchen with plenty of counter space, crisp white cabinets & retro sunshine ceiling. There's also a bedroom (or office) on the main level. The second level hosts 2 bedrooms plus 2 full baths. The spacious primary bedroom includes a built-in wardrobe. Other notable features include in-suite laundry with full sized washer & dryer, a private balcony & one assigned parking stall. Located close to Signal Hill Centre, schools, parks, public transit & easy access to Sarcee Trail & 26th Avenue. Immediate possession is available!