



**GRASSROOTS**  
REALTY GROUP

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

80, 5103 35 Avenue SW  
Calgary, Alberta

MLS # A2280279



**\$349,900**

|                  |                                   |               |                   |
|------------------|-----------------------------------|---------------|-------------------|
| <b>Division:</b> | Glenbrook                         |               |                   |
| <b>Type:</b>     | Residential/Four Plex             |               |                   |
| <b>Style:</b>    | 2 Storey                          |               |                   |
| <b>Size:</b>     | 994 sq.ft.                        | <b>Age:</b>   | 1976 (50 yrs old) |
| <b>Beds:</b>     | 2                                 | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Assigned, Stall                   |               |                   |
| <b>Lot Size:</b> | -                                 |               |                   |
| <b>Lot Feat:</b> | Back Yard, Cul-De-Sac, Landscaped |               |                   |

|                    |                                 |
|--------------------|---------------------------------|
| <b>Heating:</b>    | Forced Air, Natural Gas         |
| <b>Floors:</b>     | Laminate                        |
| <b>Roof:</b>       | Asphalt Shingle                 |
| <b>Basement:</b>   | Full                            |
| <b>Exterior:</b>   | Brick, Vinyl Siding, Wood Frame |
| <b>Foundation:</b> | Poured Concrete                 |
| <b>Features:</b>   | No Animal Home, No Smoking Home |

|                   |          |
|-------------------|----------|
| <b>Water:</b>     | -        |
| <b>Sewer:</b>     | -        |
| <b>Condo Fee:</b> | \$ 360   |
| <b>LLD:</b>       | -        |
| <b>Zoning:</b>    | M-C1 d75 |
| <b>Utilities:</b> | -        |

**Inclusions:** Storage cabinets in the basement

Welcome to this end unit townhome offering a functional layout and excellent potential in a great Glenbrook location. The main level features recently updated laminate flooring, a comfortable living area, and a practical kitchen equipped with newer appliances. Upstairs, you'll find two well-sized bedrooms and a 4-piece bathroom. The unfinished basement provides a blank canvas, ready for your personal touch and future development. Outside, enjoy a fenced backyard, ideal for relaxing, gardening, or added privacy. Situated close to parks, the Glenbrook Community Association, shopping, and quick access to Sarcee Trail, this home offers convenient inner-city living with easy commuting options. An excellent opportunity for first-time buyers, investors, or anyone looking to add value in a well-established neighbourhood.