



GRASSROOTS
REALTY GROUP

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112, 2850 51 Street SW
Calgary, Alberta

MLS # A2283642



\$269,900

Division:	Glenbrook		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	956 sq.ft.	Age:	1997 (29 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Heated Garage, Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 603
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-CG d111
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Storage		

Inclusions: Wall Unit Air Conditioner

Welcome to Glenmeadows Gardens - a friendly 55+ community situated in the heart of sought after Glenbrook. This immaculate 2 bedroom, 2 bath unit is conveniently located on the main floor close to the entrance & elevator & features a sleek white kitchen with island & breakfast bar open to a spacious dining area & cozy family room with gas fireplace & French door access to a private sunny east facing patio with gate access to a lovely green space. Move in ready with fresh paint throughout, low maintenance vinyl plank flooring, in-floor heating, air conditioning & convenient in-suite laundry. You will appreciate the heated underground assigned parking, large storage room with shelving & bicycle storage. This beautifully maintained complex has a very welcoming atmosphere & includes a long list of sought after amenities including a social room with kitchen, a games room, a library & a fitness room. The beautifully landscaped central courtyard with gazebo, private garden plots, extensive visitor parking & easy bus access make living here a pleasure for you & your guests. This building includes Telus Fibre Optics throughout & two rentable, fully equipped guest suites. Easy access to shopping, restaurants & grocery stores plus a quick escape to the mountains & minutes to Glenmore & Stoney Trails. A wonderful opportunity to enjoy the lifestyle of convenience & ease you deserve!