



**2202, 3115 51 Street SW
Calgary, Alberta**

MLS # A2297335



\$285,000

| | | | |
|------------------|------------------------------------|---------------|-------------------|
| Division: | Glenbrook | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 852 sq.ft. | Age: | 1980 (46 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Stall | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|--|-------------------|----------|
| Heating: | Baseboard, Natural Gas | Water: | - |
| Floors: | Vinyl | Sewer: | - |
| Roof: | Flat, Rubber | Condo Fee: | \$ 569 |
| Basement: | None | LLD: | - |
| Exterior: | Composite Siding | Zoning: | M-C1 d50 |
| Foundation: | - | Utilities: | - |
| Features: | No Animal Home, No Smoking Home, Quartz Counters, Storage, Vinyl Windows | | |

Inclusions: TV mount and all light fixtures.

Lovely 2-bedroom, CORNER unit in Glenbrook with a large south-facing balcony. Lots of RENOVATIONS of unit and building in recent years. The entire unit was updated in 2022 with a new kitchen, new appliances, quartz countertops, new vinyl flooring throughout, a new full-size washer & dryer, new paint and an updated bathroom. Also, the building was completely renovated in 2022 with new exterior siding, new windows, and new (glass) balconies. The layout of this 852 sq ft condo is very good, with the two bedrooms separated from the living area. The storage room has the size of a den. With large patio doors and an extra window, this unit has great natural light. The patio doors lead to the large balcony, with glass surrounds, is south-facing and has VIEWS onto a picnic area. The location of Pipers Glen is very good, with a bus stop in front of the complex. Adjacent to this PET-FRIENDLY building is the Glenbrook Park off-leash area. Shopping is literally only minutes to Richmond Square, London Place West, Stewart Green and Westhills. Several schools are within walking distance, and so is Optimist Athletic Park. The unit includes a parking stall, right at the front entrance of the building. Condo fees include your heat, water, and sewer; you only pay for electricity. Overall, with this location to everything you need, 2 bedrooms, being a corner unit and all renovations completed within the unit and the exterior of the building, this is a fantastic opportunity!