



77, 5103 35 Avenue SW
Calgary, Alberta

MLS # A2299281



\$421,000

Division:	Glenbrook		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,095 sq.ft.	Age:	1976 (50 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Off Street, Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Corner Lot, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 412
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

Welcome to this beautifully updated corner-unit townhome in the highly sought-after community of Glenbrook—a perfect blend of comfort, functionality, and location. This inviting home stands out with its prime corner positioning, offering added privacy, extra natural light, and a more open feel than typical interior units. Step inside and you’ll immediately appreciate the bright and spacious layout, designed for both everyday living and entertaining. Large windows throughout the main floor flood the space with sunlight, creating a warm and welcoming atmosphere. The main level features a well-appointed living room that seamlessly connects to the dining area, making it ideal for hosting family and friends. The kitchen offers ample cabinet and counter space, providing both practicality and efficiency for daily use. Whether you’re preparing a quick breakfast or a full dinner, this space is designed to meet your needs. Upstairs, you’ll find comfortable and generously sized bedrooms, perfect for families, professionals, or anyone looking for a flexible living arrangement. Each room offers great natural light and functional layouts, making it easy to personalize and truly make the space your own. One of the standout features of this home is the recently developed basement, adding valuable additional living space. Whether you envision a cozy family room, home gym, office, or guest area, this lower level provides endless possibilities to suit your lifestyle. This home also offers significant mechanical upgrades, giving you peace of mind for years to come. A brand new furnace and new hot water tank ensure improved energy efficiency and reliability—major updates that add real value and reduce future maintenance concerns. As a corner unit, you’ll enjoy enhanced outdoor space and a greater sense of openness. It’s

perfect for relaxing, gardening, or simply enjoying the quiet surroundings. The location within the complex adds convenience while maintaining a sense of privacy. Living in Glenbrook means living part of one of Calgary's most established and desirable communities. Known for its mature trees, welcoming atmosphere, and excellent accessibility, this neighborhood offers the perfect balance between urban convenience and suburban tranquility. You're just minutes from shopping, schools, parks, and major roadways, making commuting and daily errands effortless. Whether you're a first-time buyer, downsizer, or investor, this townhome presents an incredible opportunity to own in a location that continues to be in high demand. With its thoughtful updates, functional layout, and unbeatable corner-unit advantage, this property is ready for you to move in and enjoy. Don't miss your chance to call this fantastic home yours—properties like this in Glenbrook don't stay on the market for long.