



**5, 3620 51 Street SW**  
**Calgary, Alberta**

**MLS # A2299647**



**\$300,000**

<b>Division:</b>	Glenbrook		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	870 sq.ft.	<b>Age:</b>	1979 (47 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped, Level, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 373
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1 d75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, Pantry		

**Inclusions:** n/a

**OPEN HOUSES: SATURDAY, APRIL 18TH & SUNDAY APR 19TH, 11AM-1PM!** Welcome to this charming 2 bedroom townhome in Glenbrook Estates, located in the desirable community of Glenbrook. Offering 870 sq ft of comfortable living space, this home has been freshly painted throughout and is a fantastic opportunity for first-time buyers, downsizers, or investors. Just steps from a park and playground, it perfectly blends convenience with inviting outdoor living. The main floor is bright and welcoming, with large windows that bring in plenty of natural light and durable laminate flooring throughout. The kitchen is both functional and practical, featuring tile flooring, a pantry, and patio doors that lead directly to the private, fully fenced west-facing backyard. Enjoy the patio space along with added privacy and a planter box, ideal for gardening or relaxing in the afternoon sun. Upstairs, you’ll find two well-sized bedrooms with cozy carpeting and a full refreshed 4-piece bathroom. The second bedroom offers beautiful mountain views, adding a unique touch to the space. The unfinished basement provides excellent potential for future development, perfect for additional living space, a home gym, or extra storage. Laundry is conveniently located on this level, and an assigned parking stall adds to the home’s everyday ease. This pet-friendly, well-managed complex features reasonable condo fees and has seen recent exterior updates, including windows, doors, siding (Hardie Board), fences, and sidewalks. Situated directly across from Glenbrook Park, this home is surrounded by green space and recreational amenities. Enjoy walking distance to local schools and nearby parks, with easy access to Optimist Athletic Park. Shopping and dining are just minutes away at Westhills and Signal Hill, and commuters will appreciate quick access to major roadways, public

transit, and a short drive to downtown. A great opportunity to own in a vibrant and well-connected SW Calgary neighbourhood.