



24, 3620 51 Street SW
Calgary, Alberta

MLS # A2300734



\$339,900

Division:	Glenbrook		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	869 sq.ft.	Age:	1979 (47 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Backs on to Park/Green Space		

Heating: Forced Air

Water: -

Floors: Carpet, Vinyl Plank

Sewer: -

Roof: Asphalt Shingle

Condo Fee: \$ 373

Basement: Full

LLD: -

Exterior: Wood Frame

Zoning: M-C1 d75

Foundation: Poured Concrete

Utilities: -

Features: Built-in Features, Closet Organizers, Pantry

Inclusions: None

****OPEN HOUSE THIS WEEKEND: SATURDAY, APRIL 11 & SUNDAY, APRIL 12 FROM 1 PM – 4 PM**** Incredible opportunity in Glenbrook for a RENOVATED, END-UNIT townhome backing directly on to a PARK and PLAYGROUND with a PRIVATE South-facing backyard! This is the perfect blend of private outdoor living and convenience, all in a PET-FRIENDLY complex. The main floor is bright and inviting, featuring expansive windows and new luxury vinyl plank (LVP) flooring throughout. The renovated kitchen features all new cabinetry, sleek quartz countertops, and stainless-steel appliances, and offers direct access to the private, fenced South-facing backyard, complete with a brick patio and storage shed. Updates continue upstairs, with new LVP flooring throughout, and a fully updated main bathroom. Two spacious bedrooms are found here, one of which enjoys fantastic views of the backyard and the adjacent green space. The basement is unspoiled and ready for future development, offering flexibility for additional living space, recreation, or storage. Located in a well-managed condo complex with reasonable condo fees, where recent exterior upgrades have been completed, including new windows, doors, siding, and concrete sidewalks. Located in the heart of the sought-after SW community of Glenbrook, this home boasts a fantastic location right across the street from Glenbrook Park. Residents enjoy walking access to excellent schools, including Glenbrook School and Glenbrook Preschool, making day-to-day life effortless for families. Parks, playgrounds, and green spaces are woven throughout the neighbourhood, while nearby Optimist Athletic Park and Glenbrook Community Association offer year-round recreation. Everyday conveniences are just minutes away with Westhills and Signal Hill shopping centres close by, along with local cafés,

grocery stores, and essential services. With quick access to major roadways, transit routes, and a short commute to downtown, Glenbrook offers the perfect balance of quiet residential living and connected urban living.