



109, 2850 51 Street SW
Calgary, Alberta

MLS # A2301603



\$297,500

Division:	Glenbrook		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,040 sq.ft.	Age:	1998 (28 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: In Floor, Natural Gas

Floors: Hardwood, Linoleum

Roof: Asphalt Shingle

Basement: -

Exterior: Wood Frame

Foundation: -

Features: Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, See Remarks, Storage

Water: -

Sewer: -

Condo Fee: \$ 641

LLD: -

Zoning: M-CG d111

Utilities: -

Inclusions: N/A

*** GLENMEADOW GARDENS AWAITS YOU!! *** THIS 55+ AGE RESTRICTED BUILDING IS PERFECT FOR THE EMPTY NESTERS AND RETIREES. A great community withing these walls of people who share the similar walks of life in a setting that's friendly, enjoyable and fun for those to live in the 'Gardens'. Featuring secured entry in the intercom room, to the cozy furnished foyer, you get the sense already that this is the perfect next 'home' for a maintenance-free lifestyle. This unit is situated at the back of the north side, backing onto the green space with an east/southeast private view off the patio. Enter and notice the bright sun drenched floor plan with newer flooring from the island kitchen to the living room, to the hallways leading to the generous sized bedrooms/bathrooms. The kitchen with newer appliances, an island for storage and serving, to the storage/laundry room with stacked full sized laundry appliances. The living room is the perfect cozy retreat with the wall flush gas fireplace, wall mounted A/C unit, and full sized windows. The primary bedroom with dual walk in closets, a full 5-piece bathroom with a waki in jacuzzi style tub, dual sinks and modern fixtures. The 2nd bedroom with closet space, next to the 3-piece bathroom. There is an underground heated parkade with assigned parking stalls. The upper level features a games room, exercise equipment and a library with media. The main floor offers the recreation room with full banquet setting, a corner gas fireplace and a full kitchen for prepared meals for larger gatherings and special occasions. This is a very well managed, clean and extremely well serviced building that is professionally managed from top to bottom. Condo fees include heat, water, sewage and natural gas. This unit has in-floor heating throughout, making it cozy in the winter along with the gas fireplace adding to the ambiance of a warm

retreat. No disappointments, don't wait, these don't come up often, especially with the privacy setting off the east courtyard side.