

22, 3620 51 Street SW
Calgary, Alberta

MLS # A2250902



\$309,900

Division:	Glenbrook		
Type:	Residential/Triplex		
Style:	2 Storey		
Size:	873 sq.ft.	Age:	1979 (46 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Few Trees, Landscaped, Private, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 373
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home		

Inclusions: None

Homes rarely come available in the well managed Glenbrook Estates !! This updated two bedroom townhouse comes with gorgeous hardwood flooring, high ceilings and large windows that bring in tons of natural sunlight. The spacious kitchen offers ample cupboard/counter space and adjoins a good sized eating area that grants access to a fully fenced backyard with a large patio, perfect for BBQ'ing. Completing the main level is a huge living room plus a formal dining area and front entrance. Upstairs you find an oversized primary bedroom with good closet space plus a 2nd bedroom and 4pc bath. The lower level is partially finished with laminate flooring, laundry area and an open flex space. This home comes with one assigned parking stall out front and lots of visitor parking. Located in the highly sought after community of Glenbrook and surrounded by all amenities including Canadian Tire, grocery stores, shops, restaurants, parks, schools, City transit and easy access to main roadways. Don't miss out on this one !!