

**2, 3015 51 Street SW**  
**Calgary, Alberta**

**MLS # A2272709**



**\$295,000**

|                  |                                                            |               |                   |
|------------------|------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Glenbrook                                                  |               |                   |
| <b>Type:</b>     | Residential/Five Plus                                      |               |                   |
| <b>Style:</b>    | 3 (or more) Storey                                         |               |                   |
| <b>Size:</b>     | 1,264 sq.ft.                                               | <b>Age:</b>   | 1979 (46 yrs old) |
| <b>Beds:</b>     | 2                                                          | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Stall                                                      |               |                   |
| <b>Lot Size:</b> | -                                                          |               |                   |
| <b>Lot Feat:</b> | Level, Low Maintenance Landscape, Private, Street Lighting |               |                   |

|                    |                                                                                                       |                   |          |
|--------------------|-------------------------------------------------------------------------------------------------------|-------------------|----------|
| <b>Heating:</b>    | Forced Air                                                                                            | <b>Water:</b>     | -        |
| <b>Floors:</b>     | Carpet, Laminate                                                                                      | <b>Sewer:</b>     | -        |
| <b>Roof:</b>       | Asphalt Shingle                                                                                       | <b>Condo Fee:</b> | \$ 330   |
| <b>Basement:</b>   | None                                                                                                  | <b>LLD:</b>       | -        |
| <b>Exterior:</b>   | Concrete                                                                                              | <b>Zoning:</b>    | M-C1 d75 |
| <b>Foundation:</b> | Poured Concrete                                                                                       | <b>Utilities:</b> | -        |
| <b>Features:</b>   | Laminate Counters, No Animal Home, No Smoking Home, Pantry, Storage, Vinyl Windows, Walk-In Closet(s) |                   |          |

**Inclusions:** Wall clock in dining room

Welcome to Glenbrook Meadows, where comfort, privacy, and convenience come together in this bright and spacious two-storey end-unit townhouse. Offering over 1250 square feet of living space, this home features two bedrooms, one bathroom, and thoughtful updates throughout. The upgraded kitchen and bathroom were refreshed in 2012, and all new vinyl windows were installed in 2021, bringing in natural light and improving energy efficiency. Major appliances have also been updated over the years, including a new refrigerator in 2024, an oven in 2015, and a water heater in 2017, giving buyers added peace of mind. Being an end unit means fewer shared walls, more windows, and a greater sense of privacy. You'll love having your own balcony for morning coffees or winding down at the end of the day. The layout is comfortable and functional, with plenty of room to live, relax, and entertain. Low condo fees keep monthly costs manageable, and visitor parking makes having friends and family over easy. The location is a major highlight. Glenbrook is known for its friendly, established community feel, quick access to transit, and proximity to parks, schools, and shopping. A grocery store is just a short walk away and commuting is simple to downtown. Whether you're heading to the office, grabbing dinner with friends, or exploring nearby amenities, everything is within easy reach. This home is ideal for first-time buyers looking for space, value, and a move-in-ready property in a central Calgary community. With its updates, privacy, and unbeatable location, this townhouse is the perfect place to start your next chapter.