

# \$324,000 - 39, 3015 51 Street Sw, Calgary

MLS® #A2199345

**\$324,000**

2 Bedroom, 1.00 Bathroom, 1,167 sqft  
Residential on 0.00 Acres

Glenbrook, Calgary, Alberta

Welcome to Glenbrook Meadows. This TOP FLOOR CORNER END unit is perfect for someone looking for 2 Bedrooms plus a den. It is ideally located steps away from an Off leash dog park & minutes away from Westhills Shopping Center. The complex is well managed with low condo fees (\$330/month & water is included). Whether you're a first-time buyer, savvy investor, or looking to downsize, this townhome promises comfort and convenience. The upper floor features two generously sized bedrooms and a 4-piece main bathroom, while the main floor offers a perfect office/den space for those working from home. Immediate possession is available. The owner has recently had a glowing pre inspection report done for your peace of mind. In-suite laundry and a seperate storage room add to your comfort and convenience. Telus Fibre has been installed at the complex. There's nothing left to do but move right in! Upgrades in the last few years to the unit include: a new hot water tank, fresh paint, replaced most windows and sliding patio doors, fridge and dishwasher. Only blocks from reputable elementary schools, junior and senior high schools in both in the Catholic and pubic sector which makes it perfect for families with children. This home also includes one assigned parking stall with ample visitor parking nearby. Extra parking stall is available to rent from the property manager. There are no boxes this property doesn't check. Call today for a private viewing.



Built in 1978

## Essential Information

MLS® #	A2199345
Price	\$324,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,167
Acres	0.00
Year Built	1978
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

## Community Information

Address	39, 3015 51 Street Sw
Subdivision	Glenbrook
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 6N5

## Amenities

Amenities	Trash, Visitor Parking, Dog Park
Utilities	Cable Connected, Electricity Connected, Garbage Collection, High Speed Internet Available
Parking Spaces	1
Parking	Assigned, Guest, Outside, Paved, Stall

## Interior

Interior Features	Ceiling Fan(s), No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Freezer, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas, Standard
Cooling	None
# of Stories	3
Basement	None

## Exterior

Exterior Features	Balcony, Private Entrance
Lot Description	Corner Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood
Foundation	Poured Concrete

## Additional Information

Date Listed	March 5th, 2025
Days on Market	8
Zoning	SR

## Listing Details

Listing Office	CIR Realty
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