

**3210 51 Street SW  
Calgary, Alberta**

**MLS # A2240567**



# \$499,900

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Metal Siding , Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Vinyl Windows		

**Inclusions:** Rain Barrel

Ideally located in the desirable community of Glenbrook, this well-maintained semi-detached bungalow has seen numerous updates in recent years. The bright and welcoming front entry offers west-facing windows and a clear view of the park, with no immediate neighbours across the street. It's a great space to host dinner or game nights. The renovated central kitchen features white cabinetry, quartz counters, stainless steel appliances and a convenient breakfast bar space. At the back of the home, the spacious primary bedroom currently functions as both a sleeping area and home office, overlooking the landscaped backyard through a brand new sliding door. This space could easily be converted back into two separate rooms. A second bedroom and renovated 4pc bathroom complete the main floor. The basement was developed in 2022 with a large bedroom and recreation area. There's still plenty of room to further develop while currently offering excellent storage. Outside, the backyard is a peaceful retreat with garden beds, a generous patio and a large double detached garage. Additional updates include the roof, soffit, fascia and eaves (2023), air conditioning (2023), hot water tank (2020), furnace (2021), garage (2023) and fence (2023). This home is perfectly positioned near Glenbrook Park, complete with a fenced off-leash dog area, playgrounds, hockey rink and picnic spots plus Optimist Athletic Park and numerous walking paths. You'll find everything you need close by: Richmond Square and Westhills Shopping Centre, neighbourhood cafés and restaurants and quick access to schools like Glenbrook Elementary and Central Memorial High. Commuting is easy with nearby Stoney, Glenmore and Sarcee Trail and plenty of transit options. This home gives you the best of a peaceful residential neighbourhood and convenient access to city

amenities.