112, 2850 51 Street SW
Calgary, Alberta

MLS # A2259945

$286,900

Division:	Glenbrook
Type:	Residential/Low Rise (2-4 stories)
Style:	Apartment-Single Level Unit

Size:	957 sq.ft.	**Age:**	1997 (29 yrs old)
Beds:	2	**Baths:**	2

Garage:	Assigned, Heated Garage, Parkade, Underground
Lot Size:	-
Lot Feat:	-
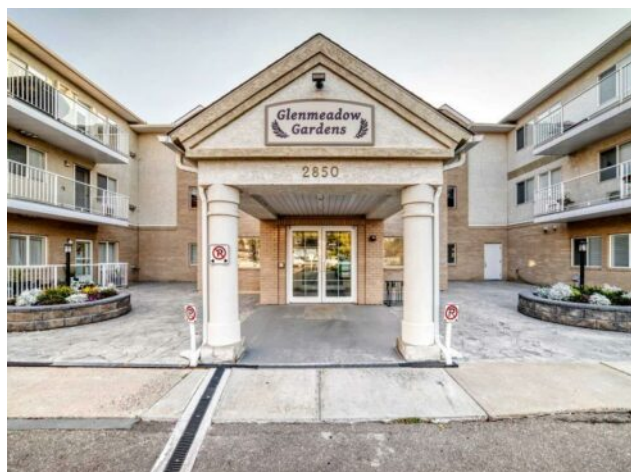
Heating:	In Floor, Natural Gas	**Water:**	-
Floors:	Carpet, Laminate, Linoleum	**Sewer:**	-
Roof:	-	**Condo Fee:**	$ 603
Basement:	-	**LLD:**	-
Exterior:	Brick, Stucco, Wood Frame	**Zoning:**	M-CG d111
Foundation:	-	**Utilities:**	-

Features: Breakfast Bar, Ceiling Fan(s), Elevator, French Door, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Storage, Walk-In Closet(s)

Inclusions: wall air conditioner, hood fan

Welcome to sought-after Glenmeadow Gardens, a friendly 55+ community with wonderful amenities. This bright & well maintained 960 sq ft main floor unit offers a 2 bedrooms (2nd bedroom ideal for den/home office), 2 bathrooms & in-suite laundry. The open layout features fresh paint throughout, cozy corner fireplace, air conditioning & in-floor heat for year-round comfort. Enjoy your morning coffee on your private balcony with a gate leading to the green space & flower gardens allowing you to continue gardening. You’ll also appreciate the assigned heated underground parking stall (if needed), bike storage & large storage room with shelving. Glenmeadow Gardens is known for its welcoming atmosphere & outstanding amenities: a beautifully landscaped courtyard with gazebo, community garden, social room with kitchen, pool table & shuffleboard, fitness equipment, library/card/puzzle area, Telus fiber optics throughout, visitor parking & 2 rentable guest suites for visiting family or friends. This is more than a home-it’s a lifestyle of ease, comfort & community in a prime location.