

7, 3015 51 Street SW  
Calgary, Alberta

MLS # A2277583



**\$310,000**

<b>Division:</b>	Glenbrook		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Bungalow		
<b>Size:</b>	926 sq.ft.	<b>Age:</b>	1979 (47 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Backs on to Park/Green Space		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 330
<b>Basement:</b>	Crawl Space	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	M-C1 d75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Storage, Track Lighting		

**Inclusions:** TV bracket in living room, furniture is negotiable

Welcome to effortless, single-level living in the heart of Glenbrook. This well-designed 2-bedroom, 1-bathroom condo offers comfort, convenience, and a location that puts everything within reach. Step inside to a spacious kitchen with ample room to cook, gather, and entertain—perfect for everything from weeknight dinners to weekend brunches. Let's not forget to mention the newer fridge and dishwasher! The bright living room is anchored by a cozy gas fireplace, creating a warm and welcoming space to relax year-round. Both bedrooms are generously sized and thoughtfully laid out, while the full bathroom is clean, functional, and easily accessible. Enjoy the ease of single-level living with no stairs and a smart, efficient floor plan complete with ample storage, newer furnace AND your private fenced front patio. Perfect for your pup as long as you get Condo Board approval of course. An assigned parking stall adds everyday convenience, and the location truly shines—just minutes from shopping, schools, and public transit, with quick access to major routes that serve as your gateway to the mountains. Whether you're commuting downtown or heading west for a weekend escape, you'll love how connected this home feels. Ideal for first-time buyers, downsizers, or investors, this Glenbrook condo offers a relaxed lifestyle in a well-established community—where comfort meets convenience.