

80, 5103 35 Avenue SW
Calgary, Alberta

MLS # A2280279



\$349,900

Division:	Glenbrook		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	994 sq.ft.	Age:	1976 (50 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Cul-De-Sac, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 360
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: Storage cabinets in the basement

Welcome to this end unit townhome offering a functional layout and excellent potential in a great Glenbrook location. The main level features recently updated laminate flooring, a comfortable living area, and a practical kitchen equipped with newer appliances. Upstairs, you'll find two well-sized bedrooms and a 4-piece bathroom. The unfinished basement provides a blank canvas, ready for your personal touch and future development. Outside, enjoy a fenced backyard, ideal for relaxing, gardening, or added privacy. Situated close to parks, the Glenbrook Community Association, shopping, and quick access to Sarcee Trail, this home offers convenient inner-city living with easy commuting options. An excellent opportunity for first-time buyers, investors, or anyone looking to add value in a well-established neighbourhood.