

### 72 Glenbrook Villas SW Calgary, Alberta

MLS # A2282657



## \$469,000

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 452
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-CG d111
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, High Ceilings, Quartz Counters		

**Inclusions:** Upright freezer, Central Vacuum (as is)

This townhome is perfectly situated just steps from St. Gregory School and Optimist Athletic Park, and only minutes from Signal Hill Centre, offering an exceptional and convenient location. The lower living area features new luxury vinyl plank flooring, high ceilings, and abundant natural light, creating a bright and welcoming atmosphere. The adjoining deck provides an inviting outdoor retreat, ideal for relaxing or entertaining. The window in the lower living area is equipped with remote-controlled window coverings for added convenience. The kitchen continues with the same new vinyl plank flooring and offers quartz countertops, stainless steel appliances, ample counter and cabinet space, and a large west-facing bay window, also fitted with remote-controlled coverings. A conveniently located powder room completes the main level. Upstairs, the home features a spacious primary bedroom with a walk-in closet, a second bedroom, a full 4-piece bathroom, and a versatile loft or flex space perfect for a home office, reading nook, workout area, or additional living space. The basement adds even more functionality with an additional room that includes a washer and dryer and is ideal for a private office, hobby space, or extra flex area. Recent updates include the removal of Poly-B plumbing, fresh paint in 2023, new triple-pane windows in 2025, a 40-gallon hot water tank replaced in 2018 with a 10-year warranty, and a roof replacement in 2012. An attached garage provides secure parking and added convenience. Ideally located close to schools, parks, shopping, transit, and major routes, this Glenbrook townhome offers outstanding value for first-time buyers, professionals, or anyone looking to downsize without sacrificing space or location.