



## 3015 51 Street Calgary Alberta

\$320,000

Move-in ready, 2 bedroom stacked townhouse in the highly sought-after community of Glenbrook. Incredibly located mere minutes from Richmond Road, West Hills Towne Centre and Signal Hill Centre with seemingly infinite shopping, restaurant and entertainment options as well as Westbrook Mall, Optimist Athletic Park, North Glenmore Park and Weasel Head. Transit, parks, playgrounds and schools are all within walking distance. A quick commute to MRU and downtown too. Then come home to a quiet sanctuary with no neighbours above. The main floor is bright and open with a neutral colour pallet and wonderful connectivity. A dedicated dining room flows seamlessly into the relaxing living room perfect for entertaining. This area could also be used as a third bedroom if needed. Patio sliders lead to the west-facing balcony encouraging summer barbeques and time spent unwinding amongst the mature trees. The kitchen is well laid out for the household's chef featuring stainless steel appliances, a plethora of storage and a breakfast bar on the peninsula island to casually gather. The upper level is home to 2 spacious bedrooms and a 4-piece bathroom. This top level retreat is a quiet oasis with no one above to disturb your peace. In-suite laundry and a parking stall further add to your comfort and convenience. Other features - roof recently replaced and low condo fees. Extra parking stalls available for \$40 per month. Telus Fibre just got installed at the complex. Vacant for a quick possession, there's nothing left to do but move right in! (id:6769)

Dining room 11.08 Ft x 13.67 Ft

Kitchen 10.50 Ft x 9.58 Ft

Living room 13.83 Ft x 15.42 Ft

Furnace 11.33 Ft x 5.58 Ft

Primary Bedroom 12.42 Ft x 13.75 Ft

Bedroom 9.42 Ft x 11.58 Ft

4pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



Originally Listed by:  
CIR Realty

<http://www.wesmorrow.ca/>

**RE/MAX**<sup>®</sup>

**RE/MAX REAL ESTATE  
(CENTRAL)**

773 Glenmore rd , Calgary, British  
Columbia, V1V 3B9

Phone: (403) 850-6722  
ctimos@telus.net