



3518 44 Street Calgary Alberta

\$299,900

Welcome to this stunning 2-bedroom, 1-bathroom condo in Calgary's highly sought-after Glenbrook neighborhood. This immaculate, move-in-ready home is perfectly positioned for easy access to an array of amenities, including an outdoor skating rink, tennis courts, basketball facilities, a community center, schools, and shopping—all just moments away. Surrounded by mature trees, this condo offers a serene retreat with added privacy and cool shade during the summer. Inside, you'll find a contemporary kitchen with brand-new stainless steel appliances, a stylish sliding pantry, and new luxury vinyl flooring, plus a new washer and dryer. The open-concept living space features a spacious dining area and a large living room that opens through sliding doors to your private, generously sized patio and shared greenspace—ideal for relaxation or adding a deck, as seen with neighboring units. Both bedrooms are well-sized with ample closet space, and the well-appointed 4-piece bath, along with additional storage, adds to the home's functionality. With dual entrances, a private ground-level patio, and pet-friendly policies (subject to board approval), this condo offers exceptional value for both comfortable living and investment potential. Included in the condo fees are electricity, heat and water, simplifying your monthly budget. Don't miss out on this rare opportunity to own a prime property at an affordable price! (id:6769)

Other 7.17 Ft x 6.75 Ft
Dining room 7.17 Ft x 7.50 Ft
Living room 12.17 Ft x 20.08 Ft
4pc Bathroom 9.92 Ft x 4.92 Ft

Primary Bedroom 17.17 Ft x 17.83 Ft
Bedroom 11.42 Ft x 8.67 Ft
Storage 2.83 Ft x 5.92 Ft

Listing Presented By:



Originally Listed by:
eXp Realty

<http://www.thehowardteam.net/>

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca