# \$330,000 - 110, 3015 51 Street Sw, Calgary

MLS® #A2212649

#### \$330,000

3 Bedroom, 1.00 Bathroom, 1,261 sqft Residential on 0.00 Acres

Glenbrook, Calgary, Alberta

Sunlit & Convenient 3-Bedroom Townhome in the Heart of Calgary – Pet-Friendly, Family-Ready!

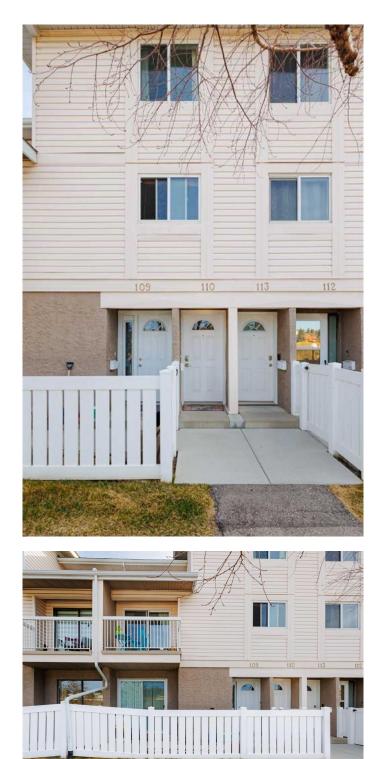
Welcome home to this bright and inviting 3-bedroom, 1-bath townhome, perfectly situated in the heart of Calgary. Whether you're a first-time buyer, growing family, or investor, this well-maintained unit offers unbeatable value and location. Natural sunlight pours through recently upgraded windows, keeping your home warm and welcomingâ€"even through the winter

months. Your West facing balcony offers enticing summer evenings with a book or conversation. Enjoy the ease of in-suite laundry, a functional and comfortable layout, and a 2024-installed water heater for added peace of mind. In suite storage and closet organizers offer practical and aesthetically pleasing living.

Step outside and youâ€<sup>™</sup>II find a designated parking spot just steps from your door, with the added bonus of additional parking available within the complex. A reasonable condo fee and healthy reserve fund mean stress-free living with long-term confidence.

Perfect for both families and pet lovers, this home is next to a large off-leash dog park and a playground, with schools nearbyâ€"making it an ideal place to raise kids or enjoy an active lifestyle.

Shopping and amenities are just minutes away with West Hills, Save-On-Foods, Co-op, Superstore, and more within easy reach.



Whether it's a quick grocery run or a weekend shopping spree, everything is close by. 12 minutes to downtown and 7 to Mount Royal University.

Donâ€<sup>™</sup>t miss your chance to own a bright, beautiful, and well-located townhome that offers all the features youâ€<sup>™</sup>ve been searching for. Schedule your private viewing today!

#### **Essential Information**

MLS® #	A2212649
Price	\$330,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,261
Acres	0.00
Туре	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Active

#### **Community Information**

Address	110, 3015 51 Street Sw
Subdivision	Glenbrook
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 6N5

#### Amenities

Amenities	None
Parking Spaces	1
Parking	Parking Lot, Stall

## Interior

Appliances	Dishwasher, Coverings	Electric	Stov
Heating	Forced Air, N	atural Gas	5
Cooling	None		
Has Basement	Yes		
Basement	Finished, Full		



### Exterior

Exterior Features	Balcony
Lot Description	Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

#### **Additional Information**

Date Listed	April 24th, 2025
Days on Market	23
Zoning	M-C1

#### **Listing Details**

Listing Office Century 21 Bravo Realty

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