# \$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!

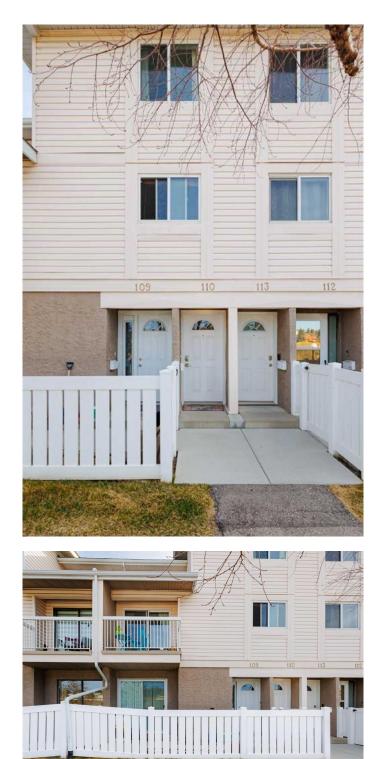
Welcome home to this bright and inviting 3-bedroom, 1-bath townhome, perfectly situated in the heart of Calgary. Whether you're a first-time buyer, growing family, or investor, this well-maintained unit offers unbeatable value and location. Natural sunlight pours through recently upgraded windows, keeping 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	71
Zoning	M-C1

### **Listing Details**

Listing Office Century 21 Bravo Realty

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.