

219, 2850 51 Street SW
Calgary, Alberta

MLS # A2250141

\$319,000

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|-----------|------------------------------------|--------|-------------------|
| Division: | Glenbrook | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 1,026 sq.ft. | Age: | 1998 (27 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Parkade, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|-------------|--|------------|-----------|
| Heating: | In Floor, Fireplace(s) | Water: | - |
| Floors: | Carpet, Ceramic Tile | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 649 |
| Basement: | - | LLD: | - |
| Exterior: | Stucco, Wood Frame | Zoning: | M-CG d111 |
| Foundation: | - | Utilities: | - |
| Features: | Breakfast Bar, Kitchen Island, Laminate Counters, Open Floorplan | | |

Inclusions: 1 Parking Fob & 2 Building Keys

Welcome to this bright & beautifully maintained 2 bedroom, 2 bathroom corner unit. Offering comfort, convenience, & style, this home comes with an assigned heated underground parking stall & separate storage locker. Step inside to a large entryway that flows into the open-concept layout. The island kitchen features a breakfast bar, ample light-toned cabinetry, & generous counter space, while the inviting living room boasts a cozy gas fireplace & direct access to a large balcony with glass railing & phantom screen—perfect for morning coffee or evening relaxation. The primary suite impresses with a spacious walk-through closet & a fully renovated ensuite. A second well-sized bedroom, in-floor heating throughout, & a large laundry/storage room add to the functionality. Recent updates include: custom window coverings, new carpet & tile, air conditioning, & a great ensuite renovation. This well-managed building offers exceptional amenities including an inner courtyard with gazebo, gorgeous landscaping & a community garden, social room, exercise room, craft/puzzle/library area & bike storage. Ideally located with a bus stop right out front for easy LRT access & only a few minute’s walk to shopping, restaurants, coffee & more! You’ll love living here!!