

# \$299,000 - 1302, 3115 51 Street Sw, Calgary

MLS® #A2199160

**\$299,000**

2 Bedroom, 1.00 Bathroom, 852 sqft  
Residential on 0.00 Acres

Glenbrook, Calgary, Alberta

Experience the beautiful transformation of this top-floor corner condo! Bathed in natural sunlight, this southwest-facing unit offers a spacious, well-designed layout. Recent upgrades throughout include a stylish new entryway with custom cabinetry and a bench, LVP flooring, updated lighting, and brand-new patio doors leading to the park views. The open living area is both spacious and cozy, featuring an electric fireplace and a TV feature wall, seamlessly flowing into the sizable dining room, which showcases another beautiful feature wall.

The newly renovated kitchen is a chef's dream with modern shaker cabinets, sleek quartz countertops, a farmhouse sink, new faucet, and a new microwave hood fan. The clever layout also offers a convenient in-suite storage and pantry area, which can easily be converted into a perfect pocket office or walk-in closet. Step out onto your covered deck from the patio sliders, where you'll enjoy Alberta's gorgeous sun and sunsets over the park. Perfect for entertaining!

A stylish barn door hides the linen closet, adjacent to a laundry area with the newer stacked washer and dryer. The 4-PC bath features a window and a new vanity. The spacious primary bedroom is complemented by a second bedroom that is great for guests or whatever your heart desires.



Additional perks include a bike storage room, separate storage locker, assigned parking stall, and ample visitor and street parking. The building's exterior was fully renovated in 2022, making this unit move-in ready! Located in a prime area, you'll be within walking distance to shops, restaurants, grocery, Goodlife Fitness, HomeSense and schools. Easy access to transit (just across the street) and a quick drive to downtown and the mountains. The off-leash dog park is right behind the building, and with no neighbours above and just one shared wall, this is a must-see! Condo fees cover all utilities except personal electricity.

Built in 1978

### Essential Information

MLS® #	A2199160
Price	\$299,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	852
Acres	0.00
Year Built	1978
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	1302, 3115 51 Street Sw
Subdivision	Glenbrook
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 6P4

### Amenities

Amenities	Bicycle Storage, Park, Parking, RV/Boat Storage, Snow Removal, Visitor Parking
Parking Spaces	1
Parking	Assigned, Stall

### **Interior**

Interior Features	Open Floorplan, Quartz Counters, See Remarks
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Wine Refrigerator
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
# of Stories	3

### **Exterior**

Exterior Features	Balcony, Other
Construction	Wood Frame

### **Additional Information**

Date Listed	March 20th, 2025
Days on Market	13
Zoning	M-C1

### **Listing Details**

Listing Office	RE/MAX First
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