

**313, 2850 51 Street SW**  
**Calgary, Alberta**

**MLS # A2225900**



## \$319,900

<b>Division:</b>	Glenbrook		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	949 sq.ft.	<b>Age:</b>	1997 (28 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 596
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	M-CG d111
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), French Door, High Ceilings, Laminate Counters, No Animal Home, No Smoking Home, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome to 313 - 2850 51st Street SW a well maintained 948 sq ft top-floor condo, in the desirable 55+ community of Glenmeadow Garden. Known for its friendly atmosphere, social activities and excellent amenities. This unit features soaring vaulted ceilings and an open-concept layout, a bright and spacious home that offers a sense of airiness and comfort throughout. The living and dining areas flow seamlessly, ideal for both quiet relaxation and entertaining guests. A well-appointed kitchen provides ample cabinet space and functionality, while large windows flood the home with natural light. The generous primary bedroom includes a walk-through closet and direct access to the 4-piece ensuite bathroom. A second bedroom offers flexibility for guests, hobbies, or a home office. Enjoy your morning coffee or evening sunsets from your balcony, overlooking the beautiful courtyard. This condo also includes in-suite laundry, an extra-large storage unit, and an assigned, heated parking stall. New luxury vinyl flooring throughout and freshly painted. Located in the fantastic community of Glenbrook, you'll appreciate easy access to shopping, dining, transit, parks, and medical services—everything you need within minutes. Don't miss your chance to live in comfort, convenience, and community. Schedule your private viewing today!