

63, 3015 51 Street SW
Calgary, Alberta

MLS # A2311537



\$275,000

Division:	Glenbrook		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,258 sq.ft.	Age:	1979 (47 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Level, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 340
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Storage, Vinyl Windows		
Inclusions:	N/A		

Affordable, bright, and tucked into one of Calgary's best-kept southwest communities, this 2-bedroom townhome in Glenbrook Meadows offers the kind of opportunity first-time buyers and smart investors wait for. This end-unit home feels private and peaceful while still being minutes from everything you need. Inside, the open-concept layout makes everyday living easy, with a functional kitchen featuring generous cabinetry, plenty of counter space, and a breakfast bar perfect for casual mornings or catching up with friends while cooking. Upstairs the natural light pours into both bedrooms, including the spacious primary with a walk-in closet. In-suite laundry and a clean, functional bathroom make this home truly move-in ready. The home also offers an abundance of storage, in-suite laundry, and an assigned parking stall, giving you the practicality that's often hard to find at this price point. Recent updates include a brand new hot water tank (2026), new lighting throughout, a furnace tune-up, plus duct and dryer vent cleaning completed just prior to listing. The private balcony is the perfect spot for a morning coffee or quiet evening outside. The complex is professionally managed, pet friendly with board approval, and offers a healthy reserve fund along with plenty of visitor parking. Whether you're looking to stop renting, simplify your lifestyle, or add a solid property to your portfolio, this one checks all the boxes. Close to parks, schools, Mount Royal University, shopping, transit, and easy access to Glenmore and Sarcee Trail, the location is hard to beat.