

2303, 3115 51 Street SW
Calgary, Alberta

MLS # A2325427



\$197,000

Division:	Glenbrook		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	628 sq.ft.	Age:	1979 (47 yrs old)
Beds:	1	Baths:	1
Garage:	Additional Parking, Asphalt, Guest, Parking Lot, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 429
Basement:	-	LLD:	-
Exterior:	Composite Siding	Zoning:	M-C1 d50
Foundation:	-	Utilities:	Cable Internet Access, Electricity, Heating Paid For, P
Features:	Bookcases, Closet Organizers, No Smoking Home, See Remarks, Storage, Track Lighting		

Inclusions: Window Coverings - All, Built-Ins, TV Mount, Dishwasher, Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer Stacked

Welcome to this well-maintained top-floor condo in the highly desirable Piper's Glen complex, located in the established community of Glenbrook. Offering a functional and spacious layout, this bright unit features ample storage throughout, including a convenient in-suite storage room and several custom built-ins that maximize space and organization. The home has seen numerous updates over the years, including attractive vinyl plank flooring throughout, creating a modern, durable, and low-maintenance living space. This quiet, pet-friendly building is ideally situated beside a popular off-leash dog park and surrounded by mature green spaces, making it perfect for pet owners and outdoor enthusiasts alike. Condo fees include heat, water, and sewer, leaving only electricity for the owner to pay. Enjoy an unbeatable location just minutes from Richmond Square, London Place West, Stewart Green Village, Westhills Towne Centre, Signal Hill Centre, and numerous grocery stores, restaurants, coffee shops, fitness facilities, and everyday amenities. Mount Royal University is only a short drive away, along with several public and separate schools, playgrounds, parks, recreation facilities, and excellent transit options. Quick access to Glenmore Trail, Sarcee Trail, Crowchild Trail, and Stoney Trail makes commuting anywhere in the city simple and convenient. Whether you're a first-time buyer, downsizer, or investor, this move-in-ready condo offers an outstanding combination of comfort, functionality, low-maintenance living, and an exceptional southwest Calgary location.