

302, 3522 44 Street SW
Calgary, Alberta

MLS # A2350334



\$210,000

Division:	Glenbrook		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	871 sq.ft.	Age:	1968 (58 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street, Plug-In, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	\$ 379
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Storage, Walk-In Closet(s)		

Inclusions: N/A

TOP FLOOR corner positioning gives this two-bedroom, one-bathroom Glenbrook condo exceptional privacy and functional flow. Situated in a building featuring just six units total per building and two per floor, the layout features two separate entrances for daily convenience. East-facing main living spaces look directly over a quiet central courtyard, capturing bright morning and early afternoon light. A recently updated galley style kitchen is accessible via the dining area or hallway. The expansive primary bedroom easily accommodates oversized furniture and features a substantial walk-in closet, perfect for those who have way too many clothes. A comfortable second bedroom, full bathroom with bathtub, and additional in-suite storage complete the layout. Conveniently located but tucked away from major traffic corridors, the complex offers quiet residential surroundings. Sitting directly adjacent to the Glenbrook Community Centre, residents enjoy immediate access to an outdoor rink for winter skating and hockey, summer tennis and pickleball courts, a playground, a sports shack with lockers and washrooms, and a community hall. Short walking distance to public transit and nearby LRT offers effortless connections across Southwest Calgary and directly into the downtown core. The location can't be beat with shopping, restaurants, and entertainment all close by.