

# \$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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