

# \$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	15
Zoning	M-C1

### **Listing Details**

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.