

102, 3518 44 Street SW
Calgary, Alberta

MLS # A2233091

\$250,000

Division:	Glenbrook		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	840 sq.ft.	Age:	1968 (57 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 348
Basement:	None	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, No Animal Home, No Smoking Home, Pantry		

Inclusions: TV and TV mounts, floating shelves in living room, electric fireplace in living room, white cabinet in bathroom

Discover prime urban living in this beautifully updated 2-bedroom apartment, ideally situated in the amenity-rich community of Glenbrook. Just steps from lush green spaces, this 840 sqft apartment with low condo fees offers a spacious, functional layout designed for comfortable living. Enjoy your mornings on the large, private east-facing deck, perfect for sipping coffee or unwinding. Inside, the kitchen boasts modern cabinets and stainless steel appliances, flowing into the generous living room which includes space for a home office. A designated dining area and a large pantry cater to all your entertaining and storage needs. Both bedrooms are well-appointed. The spacious primary bedroom (173 sqft) easily accommodates a king-sized bed and a private workspace. The second bedroom offers views of west-facing green space, ideal for a roommate or growing family. Enjoy the fresh feel of new vinyl flooring throughout and move-in ready carpet. The updated bathroom features floor-to-ceiling tiles, ample counter space and storage, and a roughed-in laundry hook-up. Additional storage can be found in the back entry closet and hallway linen closet. Glenbrook offers unparalleled convenience - you're within walking distance of popular spots like Glenmorgan Bakery, Primal Grounds Cafe, Safeway, Co-op, and Save-On-Foods. Plus, enjoy easy access to Canadian Tire, Glenbrook Park, Signal Hill amenities, and multiple schools (Glenbrook, Calgary Christian High, A.E. Cross). Commuting is a breeze with a nearby bus stop and the 45 Street LRT Station less than 2 km away. Quick access to Stoney Trail makes mountain getaways or city excursions effortless. Incredibly rare \$0.41 condo fee/sqft for this updated unit in Southwest Calgary!