

**219, 2850 51 Street SW**  
**Calgary, Alberta**
**MLS # A2250141**

**\$319,000**

<b>Division:</b>	Glenbrook		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,026 sq.ft.	<b>Age:</b>	1998 (27 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor, Fireplace(s)	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 649
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	M-CG d111
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island, Laminate Counters, Open Floorplan		

**Inclusions:** 1 Parking Fob & 2 Building Keys

Welcome to this bright & beautifully maintained 2 bedroom, 2 bathroom corner unit. Offering comfort, convenience, & style, this home comes with an assigned heated underground parking stall & separate storage locker. Step inside to a large entryway that flows into the open-concept layout. The island kitchen features a breakfast bar, ample light-toned cabinetry, & generous counter space, while the inviting living room boasts a cozy gas fireplace & direct access to a large balcony with glass railing & phantom screen—perfect for morning coffee or evening relaxation. The primary suite impresses with a spacious walk-through closet & a fully renovated ensuite. A second well-sized bedroom, in-floor heating throughout, & a large laundry/storage room add to the functionality. Recent updates include: custom window coverings, new carpet & tile, air conditioning, & a great ensuite renovation. This well-managed building offers exceptional amenities including an inner courtyard with gazebo, gorgeous landscaping & a community garden, social room, exercise room, craft/puzzle/library area & bike storage. Ideally located with a bus stop right out front for easy LRT access & only a few minute’s walk to shopping, restaurants, coffee & more! You’ll love living here!!