

\$389,900 - 135, 5103 35 Avenue Sw, Calgary

MLS® #A2157239

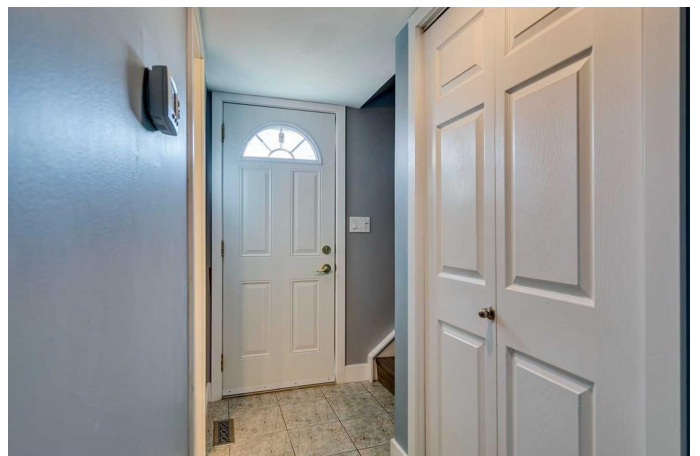
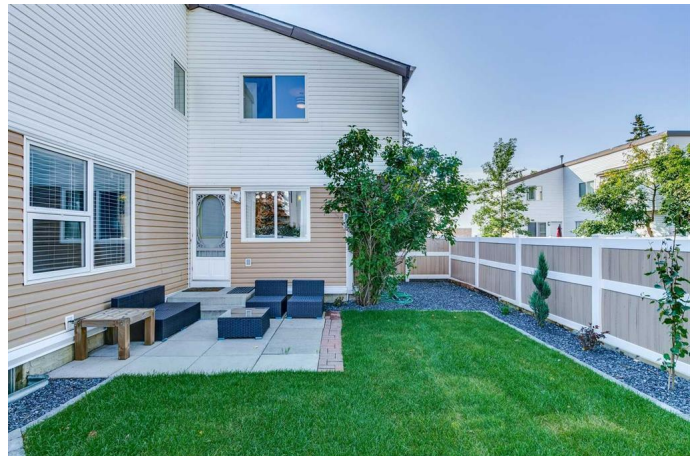
\$389,900

3 Bedroom, 2.00 Bathroom, 1,112 sqft

Residential on 0.00 Acres

Glenbrook, Calgary, Alberta

PHENOMENAL LOCATION | BEAUTIFUL BRAND NEW LANDSCAPING (\$7,500 VALUE) | UPDATED FLOORING THROUGHOUT | VERY AFFORDABLE 3 BED + 1.5 BATH TOWNHOME | PRIVATE & LARGE S/W FACING YARD -- FENCED W/ PRIVATE PATIO | ONE ASSIGNED PARKING SPOT | ***QUICK POSSESSION AVAILABLE*** | WELL MAINTAINED & MANAGED COMPLEX with LOW CONDO FEES| Nestled in a serene SW section of the complex, your 2-storey+ 3 BEDROOM townhouse offers the perfect blend of COMFORT and STYLE. As you approach your new home, you are greeted by a nicely kept complex with an ASSIGNED parking spot steps from your front door (#54). Step inside to discover a WARM & INVITING main floor featuring a very functional plan, ideal for both relaxing and entertaining. The main floor includes a BRIGHT & WELL DESIGNED kitchen making meal preparation a breeze -- complete with loads of counterspace, cupboards +++ a move-able island! You will love the LARGE family room overlooking your outdoor oasis. The convenience of a powder room finishes off your main floor living space. Venture upstairs to find three good sized bedrooms & a FULL 4-PIECE bathroom ensuring convenience for everyone. The home's total 1112 square feet above grade provides ample space for comfortable living for the whole family. With a mix of ceramic tile, and durable laminate flooring throughout, this



home exudes a timeless taste that complements any style of decor. With an unfinished 564 sq ft basement, this property presents the perfect opportunity for customization and personalization to suit your unique taste and preferences WITH ADDING AN EXTRA BEDROOM & BATH! Beyond the walls of this charming residence, the community of Glenbrook offers an array of amenities and attractions. Enjoy nearby parks and playgrounds, ideal for outdoor activities and leisurely strolls. Families will appreciate the close proximity to schools (AE Cross Junior, Glenmorgan Elementary, Glenbrook Elementary School)- including Mount Royal University (5 minute drive). Shopping enthusiasts will delight in the CONVENIENCE of nearby retail centers, including the shops at Richmond Square, London Place West, and Westhills/Signal Hill shopping -- everything within walking distance!! You can even indulge in delectable treats at the popular Glamorgan Bakery - just 3 minutes away! To top it off, a short 10 min drive to Downtown, easy access to Glenmore Trail, Sarcee, & Stoney Trails taking you anywhere you need to go with ease -- including only a ONE HOUR drive to our Majestic Rocky Mountains of Canmore and Banff to enjoy some fresh mountain air! Whether you're a first-time home buyer looking for a perfect starter home or an investor seeking a promising opportunity, this property embodies TREMENDOUS VALUE and POTENTIAL in a FRIENDLY COMPLEX! Your new home is truly move-in ready, presenting an excellent opportunity for those entering the real estate market or providing a turnkey solution for investors in the extremely HOT YYC rental market. You will ADORE this GEM OF A HOME!

Built in 1976

Essential Information

MLS® #	A2157239
Price	\$389,900
Sold Price	\$430,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,112
Acres	0.00
Year Built	1976
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	135, 5103 35 Avenue Sw
Subdivision	Glenbrook
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 6L9

Amenities

Amenities	Parking, Trash, Visitor Parking
Parking Spaces	1
Parking	Additional Parking, Paved, Stall

Interior

Interior Features	Ceiling Fan(s), Kitchen Island, No Smoking Home, Separate Entrance, Storage, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	See Remarks, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Few Trees, Lawn, Low Maintenance Landscape, Landscaped, Level, Private, Treed
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 15th, 2024
Date Sold	August 23rd, 2024
Days on Market	8
Zoning	M-C1 d75
HOA Fees	0.00

Listing Details

Listing Office	Real Estate Professionals Inc.
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