

102, 3518 44 Street SW  
Calgary, Alberta

MLS # A2233091



## \$255,000

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

<b>Heating:</b>	Baseboard, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 348
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Vinyl Siding	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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 and ample storage. 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. Incredible value at rare \$0.41 condo fee/sqft for this updated unit in Southwest Calgary!