\$349,000 - 94, 5103 35 Avenue Sw, Calgary

MLS® #A2199852

\$349,000

2 Bedroom, 1.00 Bathroom, 974 sqft Residential on 0.00 Acres

Glenbrook, Calgary, Alberta

This MOVE-IN-READY 2-bedroom townhouse in Glenbrook is THE PERFECT STARTER HOME OR AN INVESTMENT PROPERTY. This home has been RENOVATED & WELL-MAINTAINED, with a FURNACE AND HOT WATER TANK INSTALLED JUST OVER 1 YEAR AGO. It also features UPDATED APPLIANCES, A REFRESHED BATHROOM, AND A SMART THERMOSTAT for added convenience. Enjoy your LARGE PRIVATE, SOUTH-FACING BACKYARD and fully fenced, perfect for relaxing or entertaining. The UNFINISHED BASEMENT provides extra storage space or future potential. Parking is easy with a PARKING STALL (#21) WHICH ALSO INCLUDES A BLOCK HEATER. Plus, the LOW CONDO FEES (\$337/MONTH) cover EXTERIOR MAINTENANCE, SNOW REMOVAL, INSURANCE, AND PROFESSIONAL MANAGEMENT. Located in a PRIME LOCATION, this home is just 5 MINUTES TO MOUNT ROYAL UNIVERSITY and 15 MINUTES TO DOWNTOWN. It's STEPS FROM BUS STOPS & THE LRT. making commuting simple. WALKING DISTANCE TO WESTHILLS/SIGNAL HILL SHOPPING & RESTAURANTS ensures everything you need is nearby. With QUICK ACCESS TO STONEY, SARCEE, AND GLENMORE TRAILS, plus being 45 MINUTES TO THE ROCKY MOUNTAINS, this location is unbeatable. A FANTASTIC OPPORTUNITY FOR HOMEOWNERS OR INVESTORS. Contact us today to book a viewing!







Essential Information

MLS® # A2199852 Price \$349,000

Bedrooms 2
Bathrooms 1.00
Full Baths 1

Square Footage 974
Acres 0.00
Year Built 1976

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

Community Information

Address 94, 5103 35 Avenue Sw

Subdivision Glenbrook
City Calgary
County Calgary
Province Alberta
Postal Code T3E 6L9

Amenities

Amenities Snow Removal

Parking Spaces 1

Parking Assigned, Stall

Interior

Interior Features Laminate Counters, Separate Entrance, Storage

Appliances Dishwasher, Dryer, Electric Range, Microwave, Range Hood,

Refrigerator, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None Has Basement Yes

Basement Full, Unfinished

Exterior

Exterior Features Private Entrance

Lot Description Level, Low Maintenance Landscape, Street Lighting

Roof Asphalt Shingle

Construction Brick, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed March 6th, 2025

Days on Market 6

Zoning M-C1

Listing Details

Listing Office RE/MAX iRealty Innovations

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