

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

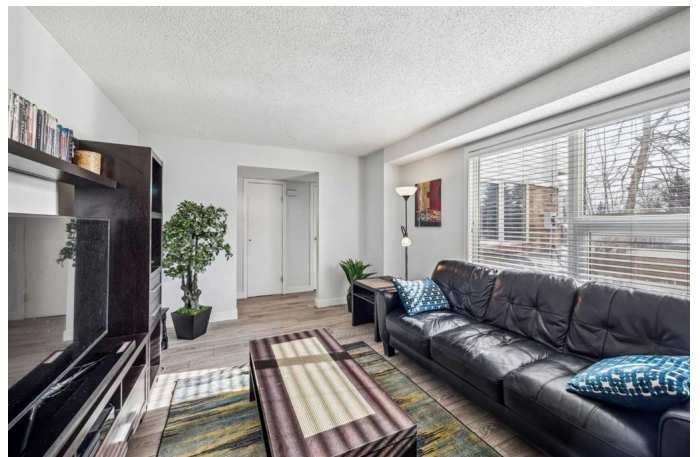
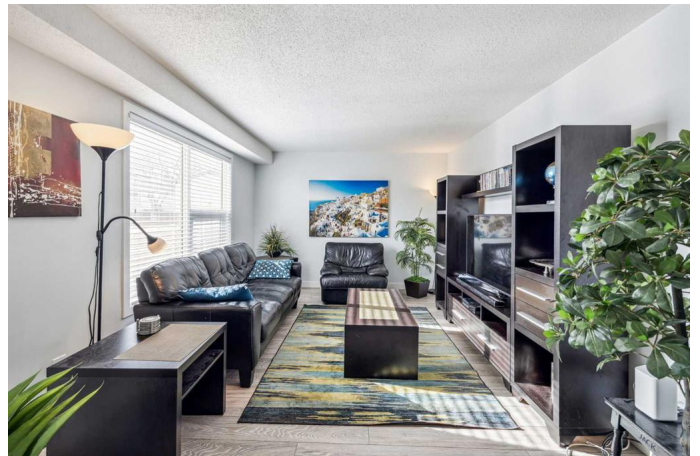
MLS® #A2199852

\$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!



Built in 1976

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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