



\$ 260,000.00

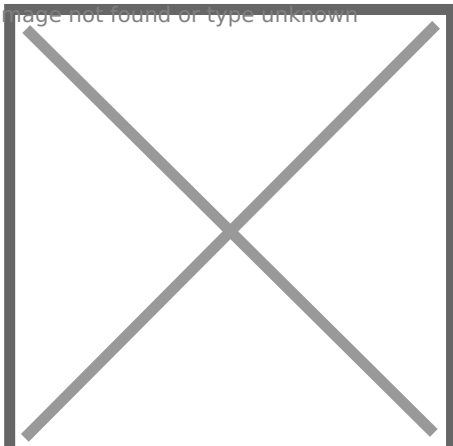
## 104 5103 35 AVENUE CALGARY

<https://paulbrinton.com>

Welcome to this fabulous corner unit townhome located in the desirable community of Glenbrook. Not often do you find a townhome that offers a fully fenced private yard with patio, loads of sunshine, grass/lawn area, flower beds and garden, along with ample space for your BBQ and entertaining. Warm sunshine...

- 2 beds
- 1 bath
- Row/Townhouse
- Residential
- Active

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## BASIC FACTS

**Style:** 2 Storey

**MLS ® #:** A1150908

**Type:** Row/Townhouse

**Bedrooms:** 2

**Status:** Active

**Year built:** 1976

**Parking:** Off Street, Stall

**Post Updated:** 2021-12-02 19:10:15

**Bathrooms:** 1

**Bedrooms Above Grade:** 2

**Date added:** 09/30/21

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Conventional

## PROPERTY FEATURES

**Total Parking:** 1

**Association Amenities:** None

**Exterior Features:** Private Yard

**District:** CAL Zone W

**Interior Features:** No Animal Home, No Smoking Home

**Roof Type:** Asphalt Shingle

**Flooring:** Laminate, Linoleum

**Community Features:** Park, Schools Nearby, Playground, Shopping Nearby

**Fencing:** Fenced

**Cooling:** None

**Lot Features:** Lawn, Low Maintenance Landscape, No Neighbours Behind, Landscaped, Private

**Heating Type:** Forced Air

## PROPERTY INFORMATION

**Basement:** Full, Unfinished

**Laundry features:** In Basement

**Transaction Type:** For Sale

**Title Land:** Fee Simple

**Levels:** Two

**Zoning:** M-C1 d75

**List Price Square Foot:** \$ 302.86

**Photo Count:** 34



**Rooms Above Grade:** 4

**Unit Number:** 104

**Suite:** No

**Appliances:** Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings

**Subdivision Name:** Glenbrook

**Restrictions:** Board Approval

**Unit Exposure:** NW, SE

**Construction Materials:** Brick, Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Living Area SF:** 875.00

**Structure Type:** Four Plex

