

# FOR LEASE

## #12, 3015 51 Street SW

**3 Bedroom 1,100 sq.ft Townhome: Glenbrook Meadows!**  
Beautiful townhouse boasting the best floor plan in the complex. This two-story townhouse backs onto luscious green space and offers lots of natural light.



One of the best locations in the complex backing onto beautiful green space! Parks, pathways and more!

Well managed showing pride of ownership on behalf of the complex! **F**GREAT location in one of the most desirable neighborhoods - Glenbrook!

<b>SIZE:</b>	<b>+/- 11,00 sq.ft</b>
<b>BEDROOMS:</b>	<b>3 Bedrooms</b>
<b>BATHROOMS:</b>	<b>1.5 Bathrooms</b>
<b>PARKING:</b>	<b>1 Outdoor Stall</b>
<b>AVAILABLE:</b>	<b>Immediately</b>





**3 Bedroom 1,100 sq.ft Townhome**







The kitchen opens onto a very spacious living room and dining area.



Bright, contemporary and functional with lots of countertop space. Oversized breakfast bar perfect entertaining. Fully equipped with a french-door fridge, stove, and dishwasher!





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Enjoy your private balcony looking over green space and mature trees in front of your home!

Situated right next to the off-leash park, playground, parks and walk paths!







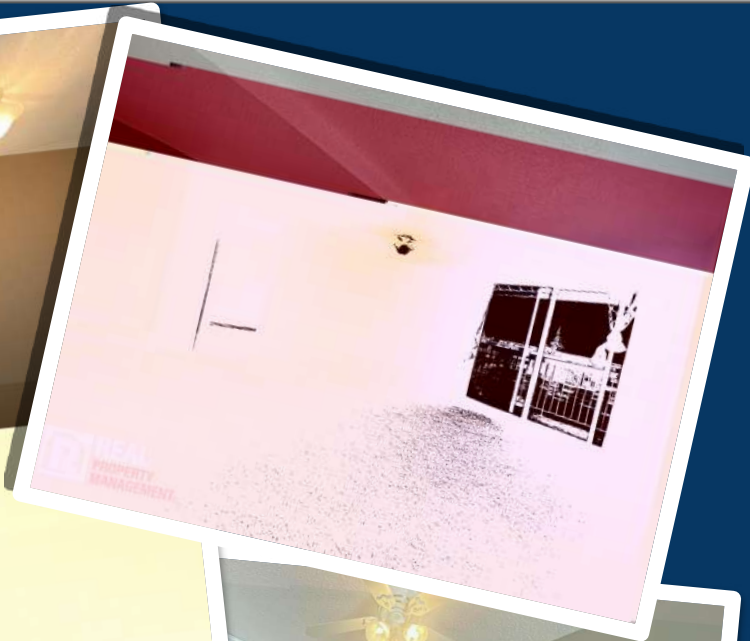
Living walks out to balcony that looks out to a green space park with mature trees. Building is well managed showing pride of ownership on behalf of the complex!





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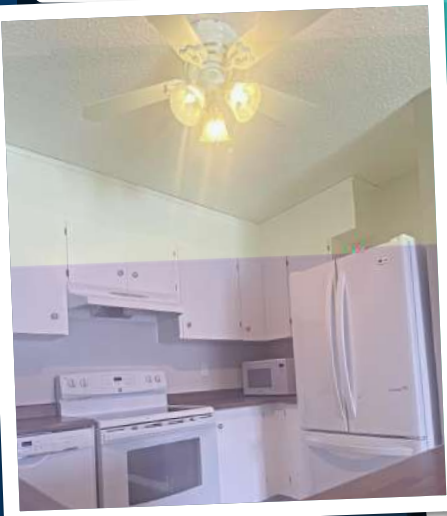
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**REAL PROPERTY MANAGEMENT ACE**  
403.816.2308 ace@realpropertymgt.ca www.rpmace.ca

Broker: Real Property Management ACE | Independently Owned & Operated Brokerage & Franchise | Calgary AB



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Great floor plan with bright open concept kitchen with lots of cupboard/counter space that leads to a dining & living area.

Entertain your guests as you prepare a gourmet meal from the stylish kitchen!



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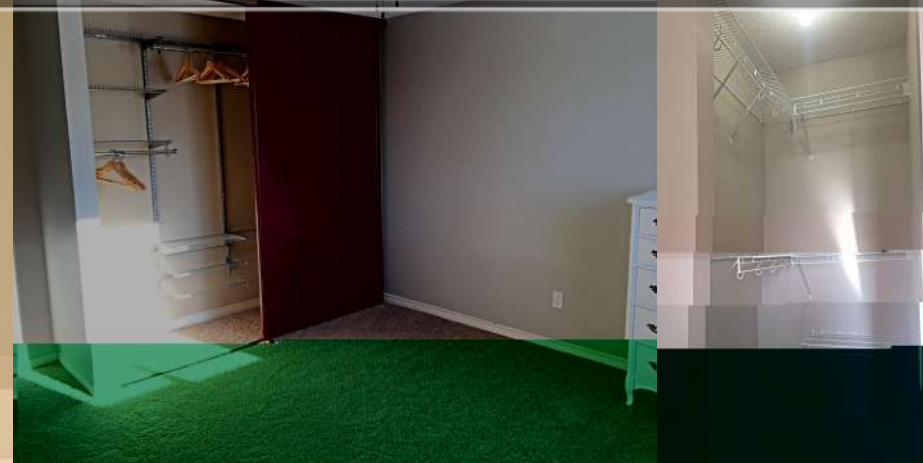


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## #12, 3015 51 Street SW



The 3 bedrooms on the upper level include a large master bedroom with a large built-in closet, with spacious second and third bedrooms sharing a nice full bath. Lots of closet space!



Don't miss the opportunity to make this home YOUR HOME



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**Fantastic location in one of the most desirable neighborhoods of Glenbrook SW! Situated in one of the nicest locations in the desirable complex of Glenbrook Meadows. Location Location Location!**



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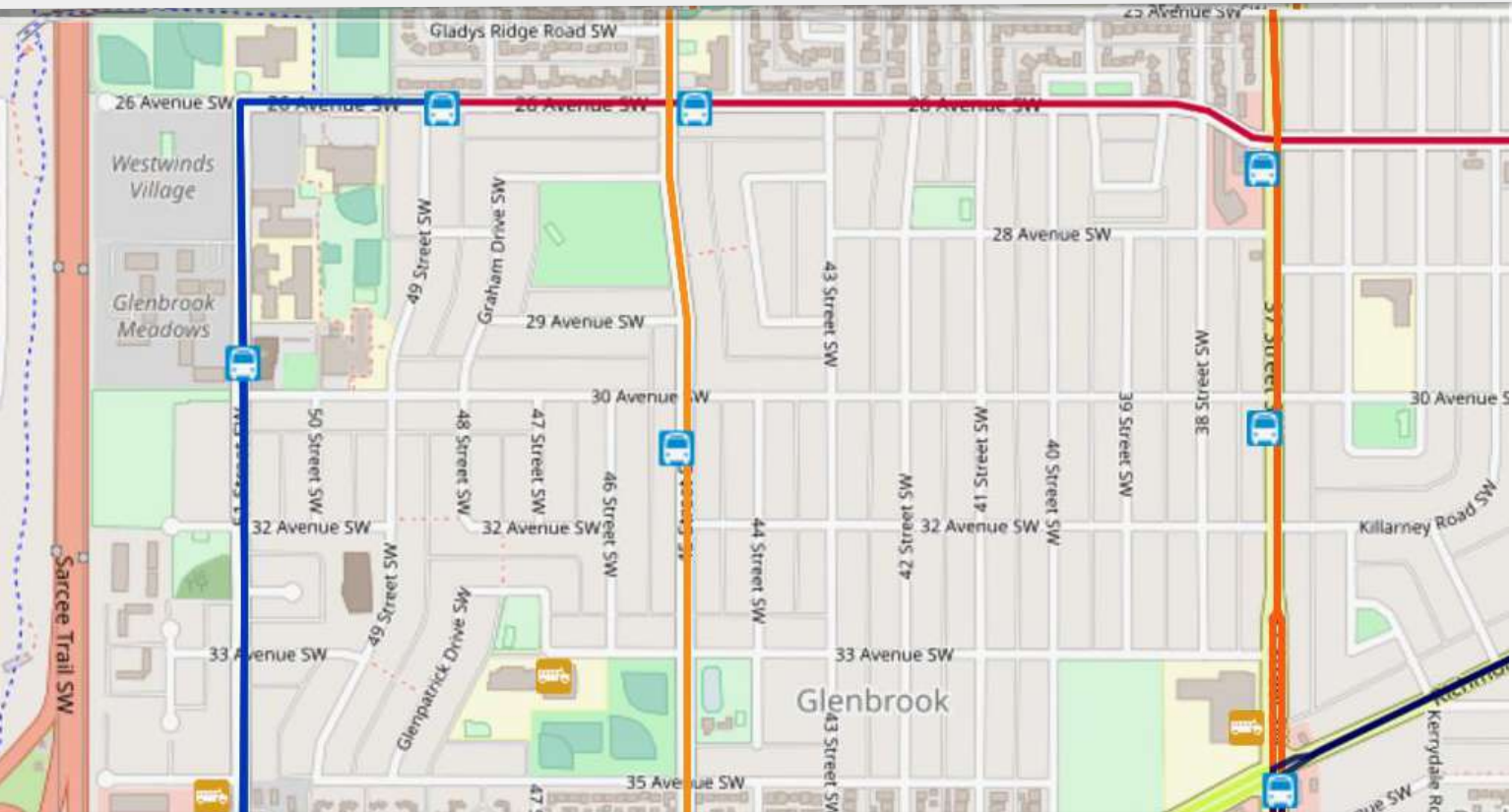
## LOCATION. LOCATION. LOCATION

### GLENBROOK CLOSEST BUS ROUTES

ROUTE #	NAME
6	Killarney/26 Av SW
9	Dalhousie Station/Chinook Station
22	Richmond Rd SW
93	Coach Hill/Westbrook Station
699	West Springs/various schools
732	Central Memorial/Glamorgan
894	St. Gregory/ 69 St SW/Strathcona
895	St. Gregory/ West Springs/ Cochrane Ridge

### GLENBROOK CLOSEST LRTS

STATION	DISTANCE
45 Street CTrain Station	0.78 km
Sirocco CTrain Station	1.09 km
Westbrook CTrain Station	1.18 km
Shaganappi Point CTrain Station	1.6 km
69 Street CTrain Station	1.75 km



- 6 - Killarney/26 Av SW
- 93 - Coach Hill/Westbrook Station
- 9 - Dalhousie Station/Chinook Station
- 699 - West Springs/various schools
- 22 - Richmond Rd SW
- 732 - Central Memorial/Glamorgan



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# #12, 3015 51 Street SW

**LOCATION. LOCATION. LOCATION**

Glenbrook Meads is located next to a quiet off leash dog park. Short walk to bus stops, LRT, Less than 15 minute drive to downtown. Close to Signal Hill shopping center with easy access to Sarcee/Glenmore.



## DISTANCE TO SCHOOLS, HOSPITALS & LANDMARKS

Glenbrook School 4725 33 Avenue Southwest, Calgary	0.39 km	Alberta Children's Hospital	4.32 km
Optimist / George Blundun Arenas 5020 26 Avenue Southwest, Calgary	0.79 km	Alberta College of Arts and Design	5.76 km
Calgary Tutor Buddy 7 Glenbrook Place Southwest, Calgary	0.82 km	Ambrose University College	3.15 km
A.E. Cross School   Calgary Board of Education 3445 37 Street Southwest, Calgary	0.85 km	Bow Valley College	7.13 km
Melody Mentors 4143 42 Street Southwest, Calgary	1.00 km	Calgary Airport	15.33 km
Sir James Lougheed School 3519 36 Avenue Southwest, Calgary	1.25 km	Calgary Zoo	8.66 km
All Boys Program   Calgary Board of Education 3519 36 Avenue Southwest, Calgary	1.26 km	Chinook Centre Mall	6.43 km
Alumni Music 3611 33 Street Southwest, Calgary	1.28 km	City Hall	6.91 km
Information for Behaviour Therapy and Learning Centre 100-2107 Sirocco Drive Southwest, Calgary	1.45 km	Foothills Hospital	4.51 km
Body & Brain Wellness 4604 37 Street Southwest #8, Calgary	1.67 km	Market Mall	6.40 km
Clever Daycare 3131 45 Avenue Southwest, Calgary	1.70 km	Mount Royal University	2.30 km
		Peter Lougheed Hospital	13.11 km
		Rocky Mountain College	7.11 km
		Rockyview Hospital	5.56 km
		SAIT	6.17 km
		South Health Campus	21.38 km
		Southcentre Mall	10.40 km
		Sunridge Mall	12.76 km
		University of Calgary	5.91 km



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