113 5103 35 Avenue SW

Calgary | Active | MLS® A2345470

$339,900









Bedrooms	Bathrooms	Year Built	Living area
3	**2**	**1976**	**1,130.05 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Century 21 Bamber Realty LTD.

A closer look

OPEN HOUSE SUNDAY, NOVEMBER 15TH | 1:00-3:00 PM! This is one of those townhomes that just feels good the second you walk in. Set in Glenbrook, the location is hard to beat, close to inner-city Calgary, schools, transit, major routes, parks, shops and everyday amenities, while still feeling tucked away and residential. This end unit is especially well located within the complex, with a private fenced backyard, patio space, nearby green space and a bit more breathing room than you usually get in a townhouse. Inside, the home has a warm, comfortable feel with a recently updated kitchen, fresh paint in a number of areas and 1,130 sq. ft. of well-kept living space. There are three bedrooms upstairs, a full bath and a main-floor powder room, with thoughtful updates and maintenance throughout. The huge unfinished basement adds a ton of storage now, with plenty of potential for future development if you want more living space down the road. It has that solid 1970s townhouse charm and layout, but with the important updates already handled. The complex is well managed, condo fees are reasonable, and pets are permitted with board approval. A great location, a great backyard and a home that feels genuinely comfortable. Just a really easy property to love.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2345470
Bedrooms	3
Bathrooms	2
Year Built	1976
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	1,130.05 sq. ft.
Main Level Finished Area:	545.22 sq. ft.

Upper Level Finished Area:	584.83 sq. ft.
Below Grade Finished Area:	545.6 sq. ft.
Condo Fee:	$412.40
Condo Fee Includes:	Common Area Maintenance, Insurance, Parking, Professional Management, Reserve Fund Contributions, Snow Removal, Trash
Front Exposure:	South
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall, End Unit
Total Rooms Above Grade:	5
Year built:	1976 (Age: 50)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:1, Half:1)
Num Ensuite Baths:	0
Plan:	9310549
Heating:	Forced Air, Natural Gas
Basement:	Full, Unfinished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Brick, Vinyl Siding
Structure Type:	Five Plus
Roof:	Asphalt Shingle
Ensuite:	No

Flooring:	Carpet, Vinyl Plank
Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Assigned, Stall
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Basement
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Glenbrook Village II
Community:	Glenbrook
Amenities:	Park, Parking, Snow Removal, Storage, Trash
Appliances:	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Inclusions:	Backyard Shed
Restrictions:	Board Approval, Pets Allowed
Pets Allowed:	Restrictions, Yes
Main Floor	Kitchen · 12'5" × 11'3" ·
Main Floor	Living Room · 18'2" × 11'4" ·
Upper Level	Bedroom · 11'4" × 9' ·
Upper Level	Bedroom · 9'10" × 7'11" ·
Upper Level	Bedroom - Primary · 14' × 11'3" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Walking/Bike Paths
Interior Features:	Ceiling Fan(s), No Animal Home, No Smoking Home

Exterior Features:	Courtyard, Private Entrance, Private Yard
Patio And Porch Features:	Patio
Lot Features:	Back Yard, Landscaped, Level
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone W
Zoning:	M-C1 d75
Listed Date:	Sep 17, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/113-5103-35-avenue-sw-calgary-a2345470/

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Data was last updated November 23, 2026 at 02:05 PM (UTC)

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