



GRASSROOTS
REALTY GROUP

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3315, 80 Glamis Drive SW
Calgary, Alberta

MLS # A2232254



\$299,000

Division:	Glamorgan		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,000 sq.ft.	Age:	1981 (44 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 574
Basement:	-	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	M-C1 d70
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Storage		

Inclusions: Window Coverings

Top-floor, southwest-facing corner unit with 1,000 square feet of beautifully updated living space featuring 2 bedrooms, a den, and loads of natural light! Step inside to brand new luxury vinyl plank flooring throughout, fresh paint, and an updated kitchen that offers tons of smart storage, soft-close cabinetry, and custom pullout drawers. You'll love the sleek new marble countertops, oven, and fridge, perfect for your next dinner party. The open-concept living and dining area is spacious and bright, thanks to large windows overlooking a peaceful, treed greenspace. No need for tiny "apartment-sized" furniture here. There is plenty of room for a full-size dining table and a big, comfy sofa to curl up next to the wood-burning fireplace. The primary bedroom is bright and comfortable with corner windows and tranquil views of the greenspace. The second bedroom is also a great size with flexible use. The fully renovated 5-piece bathroom is a showstopper, featuring herringbone tile flooring, a double vanity, and updated fixtures throughout. Bonus: in-suite laundry is conveniently located here too! Just off the entryway, the large den offers the perfect spot for a home office, hobby room, or extra storage. An assigned parking stall is included and is ideally located just steps from the building's main entrance. This move-in-ready condo is in a prime location. Steps from Glamorgan Park, Co-op, Save-On-Foods, Primal Grounds Caf  , Canadian Tire, and more. You're just 4 minutes from Mount Royal University, 5 minutes to the Elbow River's trails (Weaselhead Park), and only 10 minutes from downtown. Professionally cleaned and truly move-in ready, this bright, updated unit is the perfect place to call home or add to your investment portfolio.

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