



GRASSROOTS
REALTY GROUP

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174 Glamis Terrace SW
Calgary, Alberta

MLS # A2235674



\$485,000

Division:	Glamorgan		
Type:	Residential/Other		
Style:	4 Level Split		
Size:	1,572 sq.ft.	Age:	1982 (43 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 579
Basement:	Full, Unfinished	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	M-CG d35
Foundation:	Slab	Utilities:	-
Features:	No Smoking Home		

Inclusions: none

Welcome to this charming and well-maintained 4-level split townhome, nestled in the heart of Glamorgan. Offering 3 bedrooms and 2.5 bathrooms, this thoughtfully designed home combines comfort, functionality, and a peaceful setting. The main level features a bright and welcoming living room with large windows, along with a convenient half bath. Just a few steps up, you'll find a well-laid-out kitchen with plenty of cabinet space and a dining area that overlooks the living room—perfect for both everyday living and easy entertaining. Upstairs, you'll find three comfortable bedrooms and a full bathroom, while the lower level includes laundry, and extra storage space. Step outside and enjoy your own private, treed-in backyard—a serene spot for relaxing or enjoying quiet evenings outdoors. Located just minutes from Signal Hill Shopping District, Westhills, parks, schools, Mount Royal University, and with quick access to Sarcee, Glenmore, and Stoney Trail, this home puts everything you need within easy reach. Warm, welcoming, and move-in ready—don't miss your chance to make it yours!