



GRASSROOTS
REALTY GROUP

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143 Glamis Terrace SW
Calgary, Alberta

MLS # A2237779



\$469,000

Division:	Glamorgan		
Type:	Residential/Five Plus		
Style:	4 Level Split		
Size:	1,438 sq.ft.	Age:	1982 (43 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 534
Basement:	Partial, Unfinished	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	M-CG d35
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, See Remarks		

Inclusions:	Hood Fan
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Perfectly positioned in one of the best locations within the complex…backing onto peaceful green space with mature trees…this bright and spacious 3-bedroom townhome, 2.5 baths offers an exceptional layout in the heart of sought-after Glamorgan. The main level features soaring ceilings, a welcoming wood-burning fireplace, and large bay windows that fill the space with natural light. The functional kitchen, separate dining area, and open living room flow seamlessly to a lovely private patio…ideal for relaxing or entertaining while enjoying the serene natural backdrop. Upstairs, you’ll find 3 generously sized bedrooms, including a large primary with its own 3-piece ensuite, secondary 4-piece bath too. All of this and an oversized single attached garage and additional basement storage space provide added convenience. Located close to shopping, schools, parks, and major routes, this well-maintained complex is tucked into one of Calgary’s most established and desirable communities offering comfort, space, and unbeatable value. Be quick or this one will be gone.