



GRASSROOTS
REALTY GROUP

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**2248, 70 Glamis Drive SW
Calgary, Alberta**

MLS # A2238483



\$269,900

Division:	Glamorgan		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,201 sq.ft.	Age:	1981 (44 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 654
Basement:	-	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	M-C1 d70
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Double Vanity		

Inclusions: N/A

Glamorgan is a vibrant, well-established community in Southwest Calgary with a prime location and great accessibility. Close to parks and recreation, this sought after community boasts beautiful green spaces, walkable grocery and amenities, excellent public transit access and a quick commute to downtown or Mount Royal University. This newly refreshed apartment condo on the second floor offers updates such as BRAND NEW APPLIANCES including REFRIGERATOR, ELECTRIC RANGE, DISHWASHER, HOOD FAN & STACKED WASHER AND DRYER. This thoughtfully maintained unit has been FRESHLY PAINTED TOP TO BOTTOM and has also had NEW WINDOW COVERINGS installed throughout. NEW KITCHEN COUNTERTOPS in the spacious galley kitchen and NEW BATHROOM COUNTERTOP, SINKS and CUSTOM BATH FROM BATHFITTER were also updated in June 2025. This inner city gem exudes character with CROWN MOULDING, gorgeous ARCHED OPENINGS as well as offering the luxury of SPACE with 1201 sq ft of living area - a rare find in new apartments. The OVERSIZED BEDROOMS offer plenty of room, with the master boasting a WALK-IN CLOSET, and a multitude of other storage options throughout the unit. Bright and drenched in light, this WEST FACING UNIT also offers the charm of a wood burning fireplace, inspected by the condo board. Suitable for almost anyone including students of Mount Royal, professionals commuting downtown, or downsizers looking for walkability and community spirit — this one checks all the boxes. Steps from Westhills, minutes from Stoney & Glenmore Trail for your commute and that desired west side address that puts you closer to the mountains. If you are looking for the one- this is your sign!

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