



GRASSROOTS
REALTY GROUP

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113, 34 Glamis Green SW
Calgary, Alberta

MLS # A2239168



\$360,000

Division:	Glamorgan		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,173 sq.ft.	Age:	1979 (46 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Oversized, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 484
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C1 d70
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Storage		

Inclusions: N/A

This beautifully updated 3-bedroom, end unit, townhouse in the heart of Glamorgan offers one of the best layouts in the complex, combining function, comfort, and modern style. With a redesigned main floor and quality finishes throughout, this home is move-in ready and ideal for professionals, families, or investors. Step into a spacious living room filled with natural light, centered around a cozy gas fireplace. Patio doors open directly onto a large, private, and fully fenced deck—perfect for relaxing, entertaining, or enjoying outdoor dining. The adjacent dining room, enclosed with stylish barn doors, also works beautifully as a home office or flex space. Light, maple hardwood flooring flows throughout the main level, enhancing the warmth and sophistication of the home. The kitchen features maple cabinetry, granite countertops, a raised breakfast bar, stainless steel appliances, and ample counter space—plus a large pantry for extra storage. A convenient 2-piece bath completes the main floor. Upstairs, the primary bedroom includes access to a private balcony, offering a peaceful retreat at the end of the day. Two additional bedrooms provide plenty of space for family, guests, or work-from-home setups. The upper level also includes a full 4-piece bath and a practical laundry area. Recent upgrades include fresh paint, updated lighting, newer faucets and countertops in the bathrooms, modern tile work in the shower, and newer carpet throughout. A newer hot water tank (2019) offers peace of mind. Enjoy the convenience of an oversized single attached garage with extensive additional storage space, plus a dedicated bike storage locker at the front entrance. The utility room offers even more storage options. Located just minutes from major shopping, schools, parks, and pathways, and within easy reach of Mount Royal University, this

well-managed community puts everything you need at your fingertips. This thoughtfully maintained and exceptionally functional home is a must see. Book your showing today.