



GRASSROOTS
REALTY GROUP

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205, 59 Glamis Drive SW
Calgary, Alberta

MLS # A2242430

\$250,000



Division:	Glamorgan		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Loft/Bachelor/Studio		
Size:	933 sq.ft.	Age:	1980 (45 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Off Street, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 594
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Metal Counters, Open Floorplan, Track Lighting, Walk-In Closet(s)		

Inclusions: Kitchen Island on wheels

****Welcome to this stunning loft-style condo in the desirable community of Glamorgan! With soaring ceilings, an open-concept floor plan, and full-height windows that flood the space with natural light, this vibrant west-facing condo is move-in ready for busy professionals, students, or investors. **Enjoy a partial mountain view, incredible sunsets, and seamless indoor-outdoor living with a private patio (10'2" x 4'8"). The industrial-style kitchen features stainless steel appliances, stainless steel countertops, a matching island on wheels, and under-shelf lighting—perfect for bringing out your inner foodie. **The spacious living area flows into a separate master bedroom, which is enclosed with a striking glass block wall, comfortably accommodates a king-sized bed, and includes a walk-in closet. **The sleek, modern bathroom is complete with a European washer/dryer combo, a huge vanity, and a shower/bathtub combo. Adjacent to the entrance is a versatile storage room with shelving—ideal for storage, a home office, or a cozy reading nook. **This unit is just a 7-minute drive to West Hills Shopping Centre, steps from transit, and an 8-minute drive to Mount Royal University. Surrounded by beautiful parks, mature trees, and pleasant walkways & bike paths, this condo is perfectly positioned to enjoy both tranquility and convenience. **Don't miss this opportunity to live in a professionally renovated, stylish, and functional space - perfect for first-time home buyers or investors!****