



**GRASSROOTS**  
REALTY GROUP

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**78, 80 Galbraith Drive SW**  
**Calgary, Alberta**

**MLS # A2242645**



**\$398,888**

<b>Division:</b>	Glamorgan		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,172 sq.ft.	<b>Age:</b>	1971 (54 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Corner Lot, Low Maintenance Landscape, Other		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Other	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 582
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1 d54
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Closet Organizers, Storage, Walk-In Closet(s)		

**Inclusions:** N/A

**\*\*OPEN HOUSES - SAT Aug 2 11 am-3 pm & SUN Aug 3 11 am -2 pm\*\*** Welcome to Glenmore on the Parc, a well-maintained complex, where you will find unit #78, an updated end-unit townhome right next to the park offering over 1,500 sq ft of updated living space, with 3 bedrooms, 1.5 bathrooms, and a fully developed basement. This home backs directly onto Galbraith Park and is within walking distance to Mount Royal University, schools, transit, and endless amenities. Step inside to a sunny main floor where newer flooring flows through the living room, dining room, and kitchen. A large window fills the kitchen space with natural light, while the updated trendy kitchen features refreshed white cabinetry, appealing backsplash, and a full stainless steel appliance package. A convenient 2 piece bathroom and access to your private, fully enclosed backyard sanctuary make the main level ideal for everyday living. Upstairs, you'll find 3 spacious bedrooms, including a large primary bedroom with spacious walk in closet. Rounding out the top level you will find a 4 piece bathroom with soaker tub. The fully finished basement offers even more value, with a large recreation room, storage and laundry. The corner unit lot offers plenty of privacy and is surrounded by lush grass & landscaping &ndash; maintained by the condo board! Additional features include an assigned parking stall, close proximity to green space, playgrounds, and walking paths. Whether you're a first-time buyer, young professional, or investor, this move-in-ready home offers unbeatable value and prime location within the complex, and the City! Don't miss this rare opportunity, book your showing today!