



GRASSROOTS
REALTY GROUP

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23, 23 Glamis Drive SW
Calgary, Alberta

MLS # A2244663



\$435,000

Division:	Glamorgan		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,346 sq.ft.	Age:	1980 (45 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Garden, Level, Low Maintenance Landscaping		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 512
Basement:	Full, Unfinished	LLD:	-
Exterior:	Brick, Stucco, Wood Frame, Wood Siding	Zoning:	M-CG d31
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Chandelier, Closet Organizers, No Smoking Home, Pantry, Quartz Counters, Storage, Track Lighting, Vinyl Windows		

Inclusions: Curtains & curtain rods

****OPEN HOUSE CANCELLED**** Welcome to Glamorgan! Presenting a thoughtfully updated townhome in the heart of Glamorgan, one of Calgary's most established and amenity-rich communities. This beautiful 3-bedroom, 2.5-bath home offers a functional & intuitive layout with over 1,300 sqft of comfortable living space, plus a private, fully fenced south-facing backyard—perfect for gardening and enjoy the warm summer breeze. Inside, you'll find a well-equipped kitchen boasts updated appliances, with cozy breakfast nook tucked in the bay windows. The adjacent dining room opens up beautifully into the spacious living area with a wood-burning fireplace feature. Upstairs are three generously sized bedrooms. The expansive primary bedroom comfortably fits a king-size bed with plenty of space for nightstands and dressers. The primary retreat flows into the updated private ensuite bathroom. Two incredibly sized secondary bedrooms share the updated main bathroom down the hall. The basement is partially finished to tuck away the laundry room and storage area. The basement is currently used as a cooled home gym but it can easily be finished to add an additional recreation area for movie night and family time. **NOTABLE MENTIONS:** New windows (2024) | Renovated kitchen | Updated appliances | Updated bathrooms | End-unit | Attached garage with full length driveway. Glamorgan is located close to Glamorgan School, MRU, and North Glenmore Park, with easy access to main roads like Richmond Road, Sarcee Trail, and Glenmore Trail. Whether you're a first-time buyer, growing family, or investor, #23, 23 Glamis Drive SW offers a fantastic layout, excellent location, and unbeatable value in a well-established community. Come see for yourself!

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