



GRASSROOTS
REALTY GROUP

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3403, 80 Glamis Drive SW
Calgary, Alberta

MLS # A2246684



\$249,000

Division:	Glamorgan		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	695 sq.ft.	Age:	1981 (44 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 399
Basement:	-	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	M-C1 d70
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, French Door, Laminate Counters, Open Floorplan, Soaking Tub		

Inclusions: None

Nicely updated top floor one bedroom plus den unit in Highland Park! The open plan presents new laminate flooring & light fixtures, showcasing the living room with updated corner fireplace & the kitchen has plenty of storage space & cozy eating bar. The generous sized bedroom features a very functional custom built-in closet & the 4 piece bath includes a large vanity with plenty of storage & laundry tucked behind the door. A comfortable den/office is the perfect space for a home office setup. Other notable features include a private sunny southwest facing balcony with pergola & storage closet. One assigned parking stall makes parking a breeze! The location can't be beat - close to Westhills Towne Centre, parks, schools, public transit & effortless access to Richmond Road & Sarcee Trail.