



GRASSROOTS
REALTY GROUP

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**15C, 80 Galbraith Drive SW
Calgary, Alberta**

MLS # A2247501



\$269,900

Division:	Glamorgan		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	866 sq.ft.	Age:	1972 (53 yrs old)
Beds:	2	Baths:	1
Garage:	Parking Pad		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 492
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame, Wood Siding	Zoning:	M-C1 d54
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Smoking Home, Open Floorplan, Separate Entrance, Storage, Vinyl Windows		
Inclusions:	None		

Welcome to this bright and spacious 2-bedroom condo in the sought-after community of Glamorgan! Located on the 2nd floor, this 865 sq ft apartment-style unit offers a functional layout featuring a spacious east-facing living area filled with natural light, updated luxury vinyl flooring, a practical kitchen and this unit is in an immaculate condition. Enjoy your morning coffee on the balcony overlooking green space. The home also includes a 4-piece bathroom, in-suite laundry, a separate storage room, and an assigned outdoor parking stall. Nestled in a quiet, well maintained complex, this location is just a 5 to 10-minute walk to Mount Royal University, parks, shopping, and transit. Easy access to major roadways and all the amenities such as Glenmore Trail, Sarcee Trail, Stony Trail, Signal Hill Centre and Sarcee Plaza. This home is a perfect place to call home for first time home buyer, Mount Royal University Students or for investment opportunity. Don't miss the chance to make this stunning unit your new home!