



**GRASSROOTS**  
REALTY GROUP

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**160 Glamis Terrace SW**  
**Calgary, Alberta**

**MLS # A2247907**



**\$461,000**

<b>Division:</b>	Glamorgan		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,502 sq.ft.	<b>Age:</b>	1982 (43 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad, Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Lawn, Level, No Neighbours Behind		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 534
<b>Basement:</b>	Partial, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	M-CG d35
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Storage, Vinyl Windows		

**Inclusions:** N/A

Welcome to your gorgeous and bright townhome, with heated attached garage! Situated in the quiet neighbourhood of Glamorgan in a well cared for complex, this home has great access to schools, parks, shopping, and dining. You will find plenty of closet space as you enter your home. A convenient washer and dryer with storage is located on the main level as well. The living room features a beautiful wood burning fireplace with stone facade, and stunning 12 foot high ceilings. South east facing patio doors fill the room with natural light, and give you access to your own private fully fenced backyard surrounded by mature trees. On-trend warm honey oak makes your eat-in-kitchen a cozy spot to be! There is plenty of cabinet space, as well as updated counter tops, and backsplash. The peninsula is a great place to prepare and serve meals. Next to your kitchen is a flexible space that can be used as a formal dining room, den, or home office. The main floor living space is rounded out by a powder room. Head upstairs via your oak hardwood stairs and timeless wrought iron banisters. The upper floor features 3 bedrooms. The large master has a 3 piece ensuite, and double closets. The additional 2 bedrooms are spacious, and each has a large closet. They share the 4-piece main bathroom with a bathtub. The unfinished basement level allows for plenty of storage, or a home gym area. The furnace and hot water tank have been updated. Your heated single car garage has interior access to your front entry, as well as quick access to the basement level. This townhouse is a true gem in Southwest Calgary, pet-friendly, updated windows, hardwood flooring - a great space that is flexible to any new owner's needs. Glamorgan gives you great access to major commuter routes, quick escape out of town - all while living in a mature neighbourhood.

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