



**GRASSROOTS**  
REALTY GROUP

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2465, 70 Glamis Drive SW  
Calgary, Alberta

MLS # A2249827



**\$260,000**

Division:	Glamorgan		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,055 sq.ft.	Age:	1994 (31 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard
Floors:	Carpet, Laminate
Roof:	-
Basement:	-
Exterior:	Wood Frame
Foundation:	-
Features:	Storage

Water:	-
Sewer:	-
Condo Fee:	\$ 603
LLD:	-
Zoning:	M-C1 d70
Utilities:	-

Inclusions: none

This spacious 2-bedroom suite in the desirable community of Glamorgan checks all the boxes—prime location, versatile layout, and the quiet comfort of top-floor living. With quick access to Stoney Trail, major amenities, and even weekend getaways to the Rockies, convenience is at your doorstep. Inside, you’ll love the oversized floor plan with room to live, work, and entertain. The bright kitchen with a pass-through keeps you connected while cooking, while the expansive living room boasts a cozy wood-burning fireplace and opens to a large private deck with extra storage. The dining area offers flexibility—perfect for a home office, den, or guest space. Both bedrooms are generously sized and positioned on opposite sides of the suite for privacy, with a massive 5-piece bathroom featuring double sinks and in-suite laundry completing the package. And here’s the bonus: exterior updates are already underway, meaning fresh curb appeal is on the horizon. Move in now and enjoy all the benefits of a well-established community with modern upgrades.