



GRASSROOTS
REALTY GROUP

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26 Glamis Gardens SW
Calgary, Alberta

MLS # A2251013



\$419,900

Division:	Glamorgan		
Type:	Residential/Five Plus		
Style:	4 Level Split		
Size:	1,413 sq.ft.	Age:	1980 (45 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive		
Lot Size:	-		
Lot Feat:	Cul-De-Sac		

Heating:	Forced Air	Water:	-
Floors:	Other	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 450
Basement:	Partial, Unfinished	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-CG d28
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar		

Inclusions: NA

Excellent opportunity to renovate to YOUR style! This spacious 3 bedroom unit with DOUBLE garage awaits your creativity. From the main entrance you go up half a flight of stairs to the main living area with large windows and high ceilings. Through the patio doors and you have your own private, fenced area. Up the stairs to the dining area, kitchen and family room with wood burning fireplace. There's also a 2 piece bathroom for your convenience. Up the final stairs to the main bathroom and 3 bedrooms including the primary with its own 3 piece ensuite. Basement is unfinished with room for laundry. Prelisting inspection has been done for your convenience