

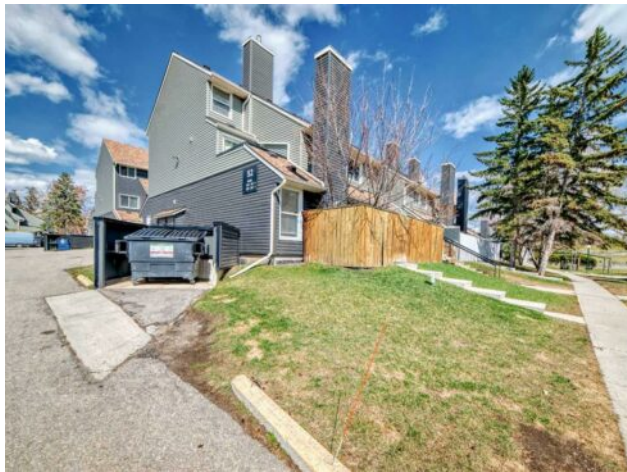


GRASSROOTS
REALTY GROUP

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239, 52 Glamis Green SW
Calgary, Alberta

MLS # A2254295



\$339,900

Division:	Glamorgan		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,036 sq.ft.	Age:	1980 (45 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 435
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Animal Home, No Smoking Home		

Inclusions: N/A

Discover comfortable end unit low-maintenance living in this well-priced 2-bedroom condo, ideally located in a central and friendly neighborhood—just minutes from Mount Royal University, shopping, and public transit. Upstairs, you'll find a spacious living room with a cozy gas fireplace that opens onto a large private deck—perfect for morning coffee or evening unwinding. The kitchen features maple cabinetry, granite countertops, and durable tile flooring, which extends into the bathrooms for a cohesive, easy-to-clean finish. A convenient half-bath, kitchen with s/s appliances, and dining area complete the upper level. The main floor offers two bright bedrooms, a full 4-piece bathroom, and in-suite laundry. As a fully above-grade unit, the home benefits from an abundance of natural light throughout. Recent updates include fresh paint, new carpet, and a new microwave hood fan, giving the space a modern and refreshed feel. Enjoy the convenience of a single attached garage and the many amenities of the well-established Glamorgan community, including walking paths, parks, schools, a skating rink, sports courts, and a vibrant community center with year-round events. You're also just moments away from shopping and dining options at London Place West, Signal Hill, and West Hills.