



GRASSROOTS
REALTY GROUP

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88 Glamis Gardens SW
Calgary, Alberta

MLS # A2260694



\$479,900

Division:	Glamorgan		
Type:	Residential/Five Plus		
Style:	4 Level Split		
Size:	1,457 sq.ft.	Age:	1980 (45 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Additional Parking, Concrete Driveway, Double Garage Attached, Driveway, G		
Lot Size:	-		
Lot Feat:	No Neighbours Behind, Private		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	Public Sewer
Roof:	Asphalt	Condo Fee:	\$ 450
Basement:	Partial, Unfinished	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-CG d28
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, No Animal Home, Recessed Lighting, Vaulted Ceiling(s)		

Inclusions: None

EASY LIVING in Glamis Gardens! Terrific end unit Townhome has wonderful natural light throughout the spaces. Separate entry level with closet and access to the attached two-car garage provides a nice introduction to the unit. Step up to the bright living room with vaulted ceiling and sliding doors out to the large private, professionally designed cobblestone patio and garden (please also see Supplements). On the next level are the kitchen, dining and family rooms. Kitchen features beautiful custom cabinetry, checker plate backsplash, plenty of counter and cupboard space, tempered glass raised eating bar, upgraded lighting and full pantry. Separate dining area to comfortably host your guests. Relax in the family room with warm fieldstone wood burning fireplace. Gleaming solid Quebec hardwood (see Supplements) throughout the living, dining, kitchen and family rooms. Two-piece bathroom with custom sink completes this level. Spacious master bedroom with previously upgraded (see Supplements) three-piece ensuite and dual closets. Two other good-sized bedrooms (currently configured as a large single bedroom, great for combined sleeping and work space) and upgraded main bathroom complete the upper level. Partial basement utility space provides open laundry area, storage and large crawl space. Recent updates include; Freshly Painted (Oct. 2025), Stove (2024), Microwave/Hood Fan (2024), Garage Door (2023) and High Efficiency Furnace (2022). Unit, carpets, furnace and ducts professionally cleaned just prior to listing. Minutes from Westhills shopping, restaurants, and services, plus Canadian Tire, London Drugs, Co-Op, and many more. Close to schools, Mount Royal University, and transit. Easy access to Sarcee, Glenmore and Stoney Trails so very quick to get around town or go out of town. READY to move in,

RELAX and ENJOY!