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## 10D, 80 Galbraith Drive SW Calgary, Alberta

MLS # A2263292



\$255,000

| Division: | Glamorgan                                 |        |                   |  |  |
|-----------|---|--------|-------------------|--|--|
| Type:     | Residential/Low Rise (2-4 stories)        |        |                   |  |  |
| Style:    | Apartment-Single Level Unit               |        |                   |  |  |
| Size:     | 864 sq.ft.                                | Age:   | 1971 (54 yrs old) |  |  |
| Beds:     | 2   | Baths: | 1                 |  |  |
| Garage:   | Guest, Parking Lot, Paved, Plug-In, Stall |        |                   |  |  |
| Lot Size: | -   |        |                   |  |  |
| Lot Feat: | -   |        |                   |  |  |
|           |   |        |                   |  |  |

| Heating:    | Baseboard                                    | Water:     | -        |
|-------------|--|------------|----------|
| Floors:     | Carpet, Laminate                             | Sewer:     | -        |
| Roof:       | -  | Condo Fee: | \$ 483   |
| Basement:   | -  | LLD:       | -        |
| Exterior:   | Brick, Vinyl Siding, Wood Frame, Wood Siding | Zoning:    | M-C1 d54 |
| Foundation: | -  | Utilities: | -        |

Features: Ceiling Fan(s), Laminate Counters, No Smoking Home

Inclusions: None

Welcome to Glenmore on the Parc in Glamorgan — a bright, meticulously maintained second-floor condo offering 864 sq. ft. of thoughtfully designed living space. Blending comfort, connection, and value, this home is perfect for first-time buyers, MRU students or staff, or anyone seeking an attainable, well-located spot in Calgary's vibrant southwest. The open living and dining area flow into a galley kitchen, complete with brand-new appliances and ample storage. Two spacious bedrooms provide generous closet space, while the in-suite laundry room, equipped with an all-in-one washer/dryer, adds everyday convenience. Step onto your private balcony for a morning coffee or evening unwind, and take advantage of the additional outdoor spaces, including the landscaped greenspace, and neighbouring playground and picnic area. Mount Royal University is just a short walk away, and transit is easy with nearby Bus 13, 732, and MAX Teal, connecting you to downtown and across the city. You'll also enjoy quick access to Glenmore Trail, Stoney Trail, West Hills Shopping Centre, and the Glenmore Reservoir. Within the community, shops, parks, and everyday conveniences are all just minutes away. Live well in a home that combines lifestyle and location — a place to call your own.