



**GRASSROOTS**  
REALTY GROUP

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**3302, 80 Glamis Drive SW**  
**Calgary, Alberta**

**MLS # A2263538**



**\$249,900**

Division:	Glamorgan		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,147 sq.ft.	Age:	1981 (44 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Parking Lot, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 661
Basement:	-	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	M-C1 d70
Foundation:	-	Utilities:	-
Features:	Double Vanity, No Animal Home, No Smoking Home		

**Inclusions:** n/a

Proudly presenting suite 3302, the best two bedroom in the building with brand new appliances and hardwood flooring. This well maintained top floor two bedroom corner condo in Glamorgan is bright, quiet, private and has been meticulously cared for over the years. It is truly turnkey, offering both comfort and convenience. Inside you will find 5 brand new appliances (refrigerator, dishwasher, oven, washer dryer), engineered hardwood flooring (installed Oct 2025), an operational wood burning fireplace (inspected annually by the condo board), an upgraded slider window, updated light fixtures, soft close kitchen drawers, and a dual vanity sink. The floor plan is spacious and well laid out, with abundant natural light streaming through the suite throughout the day. The primary bedroom is incredibly spacious, and the home features an oversized in-suite storage room as well as an additional large storage locker off of the private deck. The building is well maintained with an active and engaged board, giving peace of mind to owners. The location is highly walkable close to a Co-op, Save On Foods, Canadian Tire and London Drugs. The beloved Glamorgan Bakery is a short walk, along with restaurants, caf  s, schools, Mount Royal University and fitness amenities. With shopping, a transportation hub and daily essentials close by, this Glamorgan condo is an ideal place to call home. This property has been professionally cleaned and is ready for quick possession!