



GRASSROOTS
REALTY GROUP

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**3211, 80 Glamis Drive SW
Calgary, Alberta**

MLS # A2273221



\$234,900

Division:	Glamorgan		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,000 sq.ft.	Age:	1981 (44 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 591
Basement:	-	LLD:	-
Exterior:	Cedar, Wood Frame	Zoning:	M-C1 d70
Foundation:	-	Utilities:	-
Features:	Laminate Counters, Storage		

Inclusions: N/A

Situated in quiet, close in Glamorgan in the SW, this 2 bedroom corner unit, 1000 sq ft condo is in great shape, vacant and ready for an early possession date in 2026. Freshly painted and professionally cleaned, the condo features 2 good sized bedrooms, windows on both the south and west sides of the condo, and has an oversized in suite storage room. The condo has 1 assigned outdoor parking stall and there is plenty of visitor parking. 80 Glamis is a 3 Storey wood frame condo located very close to London Drugs, Canadian Tire, the Richmond Road Co-op and the Westhills Shopping Center. Surrounded by schools, shopping and Calgary Transit, this spacious 2 bedroom condo is ideal for a young couple or investor at a great entry level price. Less than 15 minutes to downtown and easy access to the Calgary Ring Road and any quadrant of the city.