



GRASSROOTS
REALTY GROUP

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143, 52 Glamis Green SW
Calgary, Alberta

MLS # A2274853



\$365,000

Division:	Glamorgan		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,156 sq.ft.	Age:	1980 (46 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 491
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1 d70
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Separate Entrance, Storage		

Inclusions: N/A

Tucked into a quiet, well-managed complex in the heart of Glamorgan, this thoughtfully maintained home delivers comfort, convenience and rare peace of mind. Major exterior upgrades including roofing, siding, windows, doors and balconies have been completed and the unit itself shows true pride of ownership. Enjoy cozy evenings by the gas fireplace, a functional layout with upstairs laundry and finishes that blend durability and warmth. The upper deck features epoxy coating, offering a polished, low-maintenance outdoor space. The unit provides excellent sound insulation with no noise transfer and wonderfully respectful neighbours. The kitchen comes fully equipped with dishwasher, electric stove, fridge, microwave and the convenience continues with in-suite washer and dryer on the upper level. Storage is abundant throughout the home, complemented by an oversized single garage with additional storage space. Recent mechanical updates include a new water heater (2024), adding long-term confidence for the next owner. The complex is exceptionally run, with condo fees covering groundskeeping (snow removal, leaf blowing, grass maintenance), garbage removal and notably, no HOA fees. A true standout feature: all special assessments have been paid in full, with no additional loan repayment a rare and valuable advantage with this unit. Perfectly positioned across the street from a park with a soccer field, baseball diamond and playground, plus a dog park nearby. Enjoy quick access to Glenmore, Sarcee, and Stoney Trail, making commuting effortless while still enjoying a quiet, community-focused setting. A move-in ready opportunity in an established neighbourhood that is quiet, well cared for and exceptionally well run.