



**GRASSROOTS**  
REALTY GROUP

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**68, 23 Glamis Drive SW**  
**Calgary, Alberta**

**MLS # A2275020**



**\$475,000**

<b>Division:</b>	Glamorgan		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,420 sq.ft.	<b>Age:</b>	1980 (45 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Garage Faces Front, See Remarks, Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Low Maintenance Landscape, Re		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 483
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	M-CG d31
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Built-in Features, High Ceilings, Laminate Counters, No Smoking Home, Soaking Tub, Storage		

**Inclusions:** N/A

Step into this inviting 3-bedroom, 2.5-bathroom townhouse - an updated, light-filled end unit that offers both comfort and convenience. Thoughtfully improved over the years, this home features a single attached garage (with 30 amp, 240 volt plug!) plus a private driveway, making everyday life easier for households with multiple vehicles. Backing onto peaceful greenspace with a fully fenced yard, it's the kind of property that feels tucked away while still being close to everything you need. Inside, the home welcomes you with a warm, neutral palette, durable vinyl plank flooring, and fresh carpeting. The front entry includes a coat closet and a handy half bath. Just a few steps up, the bright and airy living room showcases soaring ceilings, a charming wood-burning fireplace, and patio doors that open onto the south-facing deck overlooking the yard and greenspace beyond. The next level offers a spacious dining area with sightlines to the living room below, framed by the recently updated stair railing. The renovated kitchen is bright and efficient, complete with white soft-close cabinetry, newer stainless steel appliances, ample counter space, and a cozy breakfast nook. The laundry is conveniently located on this floor as well. Upstairs, you'll find three comfortable bedrooms. The primary suite stands out with mountain views, a generous closet, and a beautifully updated 4-piece ensuite. The additional 4-piece bathroom has been recently updated and serves the remaining bedrooms. The lower level adds flexibility with a great gym or office space, along with plenty of storage and the furnace room. With low condo fees, recent upgrades, and a location close to shopping, transit, and Mount Royal University, this townhouse truly delivers value and lifestyle. Come see what makes this home such a wonderful find!

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