



**32, 80 Galbraith Drive SW
Calgary, Alberta**

MLS # A2277129



\$335,000

Division:	Glamorgan		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,191 sq.ft.	Age:	1971 (55 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	See Remarks	Condo Fee:	\$ 582
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C1 d54
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks, Storage, Vinyl Windows		

Inclusions: N/A

NEW PRICE! Ready to move into a spacious townhome in the desirable inner city neighborhood of Glamorgan? This 3 bedroom 1.5 bathroom town home with full basement and private yard is close to Mount Royal University, with quick access to the mountains and all amenities. The bright main floor has a large living room & dining room with laminate flooring, a spacious kitchen with lots of white cabinets that leads to FULLY FENCED YARD with NEW DECK and a powder room. Upstairs there are 3 good sized bedrooms all with laminate flooring and a 4 pc bathroom. The full basement has a utility room with Newer Washer, Dryer, Furnace(2020) and Hot Water Tank(2019) - lots of storage and potential! The home has been freshly painted and has vinyl windows, new smoke detectors, furnace serviced and ducts cleaned. Just move in and enjoy. It's a well run complex and pet friendly.