



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**257, 66 Glamis Green SW**  
**Calgary, Alberta**

**MLS # A2277972**



**\$339,995**

<b>Division:</b>	Glamorgan		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,169 sq.ft.	<b>Age:</b>	1980 (46 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Heated Garage, Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Low Maintenance Landscape		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 469
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding	<b>Zoning:</b>	M-C1 d70
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, No Animal Home, No Smoking Home		

**Inclusions:** N/A

Welcome to this beautifully updated townhome, ideally located just minutes from downtown and close to all amenities. This well-maintained home showcases numerous upgrades, including granite countertops, quality appliances, hardwood throughout and staircase, a newer roof, updated windows, and recently refreshed balconies. The thoughtfully designed floor plan offers two spacious bedrooms, a full bathroom, and convenient upper-level laundry all on one level. The main living area features a bright, generously sized kitchen with ample cabinetry, large windows, and a granite breakfast bar overlooking the expansive family room. Cozy up by the gas fireplace or step out onto the oversized balcony, where you'll enjoy tranquil views of lush greenery. This level also includes a versatile bonus room, perfect for a home office or flex space. Additional highlights include a private single-car garage with plenty of storage, as well as extra storage space under the stairs. Situated in a well-kept complex in a highly desirable location, this home offers comfort, functionality, and an exceptional lifestyle. A wonderful place to call home. This well managed complex has undergone major exterior updates including new roofing, siding, windows, doors, railings, and decks so you can have peace of mind in your new place.