

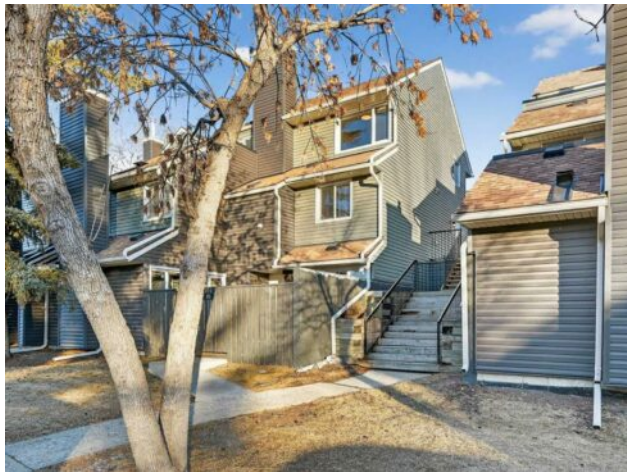


GRASSROOTS
REALTY GROUP

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**211, 25 Glamis Green SW
Calgary, Alberta**

MLS # A2279840



\$319,000

Division:	Glamorgan		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,004 sq.ft.	Age:	1979 (47 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 432
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1 d70
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Open Floorplan, See Remarks		

Inclusions: NA

Home ownership has never been so affordable. This well-maintained 2 BR, 1.5 BATH condo is a unique bi-level unit located in the highly desirable community of Glamorgan, and it comes with an oversized 1 car garage (not attached to the unit). As you enter the condo, you'll step into the lower level where you'll find the two spacious bedrooms. The primary bedroom features a large closet, while the second bedroom is perfect for a home office or guest room. Both bedrooms share a full bathroom with a tub/shower combination. As you ascend the stairs to the upper level, you'll be greeted by a bright and open living space that includes a dining room, living room, and kitchen. Large windows flood the space with natural light, creating a warm and inviting atmosphere. The kitchen features a good amount of cabinetry, ample storage space, and a convenient breakfast bar that's perfect for quick meals or entertaining guests. Other features of this lovely condo include in-suite laundry, and a private balcony. Located just minutes from all the amenities you could ever need, including shopping, dining, and entertainment, this condo is perfect for anyone looking for a comfortable, care-free, convenient, and low-maintenance lifestyle.