



**GRASSROOTS**  
REALTY GROUP

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**112 Glamis Terrace SW**  
**Calgary, Alberta**

**MLS # A2280483**



**\$459,900**

<b>Division:</b>	Glamorgan		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,416 sq.ft.	<b>Age:</b>	1982 (44 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Corner Lot, No Neighbours Behind		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 500
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	M-CG d35
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Open Floorplan, Vaulted Ceiling(s)		

**Inclusions:** Garage Door Opener, Garage Heater, Additional Fridge in kitchen

Unique and ideally located, this townhouse is found in the sought after community of Glamorgan. A bright and airy SW facing home - perfectly positioned END UNIT not only sides, but also backs onto peaceful GREEN SPACE with mature trees. Minutes away from all the amenities you need - public transit, shopping, groceries and Stoney trail for quick drive anywhere in the city. SIGNAL HILL SHOPPING CENTER, RICHMOND SQUARE, MOUNT ROYAL UNIVERSITY are only minutes away, while excellent schools, parks, playgrounds and pathways are abundant in this walkable community. In this WEST SIDE location, a bright and spacious 3-bedroom, 2.5 baths offers so many perks. A SINGLE CAR GARAGE WITH DRIVEWAY for your vehicles, while ELECTRIC HEAT is ready to go in the garage and your own PRIVATE AND SPACIOUS YARD WITH DECK offers endless options to enjoy your space while facing the mature trees in the area. 12 FT CEILINGS greet you in the living area off the deck, a WOOD BURNING FIREPLACE soothes you on those chilly evenings, and the OVERSIZED KITCHEN and dining area on the next level up are glowing with sunlight year round. NEW APPLIANCES in 2025 include REFRIGERATOR, ELECTRIC OVEN, as well as a WASHER AND DRYER. Upstairs you'll find a massive primary bedroom with wall to wall closets and a 4 piece ensuite. 2 secondary bedrooms and another 4 piece bath complete the upper floor with the open stairwell flooding light in from below. Recent upgrades include new flooring, newer windows, and upgraded attic insulation. The basement level is unfinished, but still offers plenty of opportunity and storage space for added convenience. Located close to everything, this well maintained complex is tucked into one of Calgary's most established and desirable communities offering comfort, space,

and unbeatable value. This one might be "THE ONE"