



**76 Glamis Gardens SW  
Calgary, Alberta**

**MLS # A2281749**

**\$524,900**



<b>Division:</b>	Glamorgan		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,670 sq.ft.	<b>Age:</b>	1980 (46 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Faces Front, Insulated, Oversize		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Lawn, Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 509
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	M-CG d28
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, No Smoking Home, Quartz Counters		
<b>Inclusions:</b>	Refrigerator in garage, stand-up shelving unit and cabinet in garage, patio furniture set		

A beautifully updated end-unit townhouse in a quiet corner of the complex, backing onto open greenspace and offering exceptional privacy. Available for immediate possession. This home features a rare oversized double attached garage with extensive built-in cabinetry, a sink, and full driveway parking. Recent upgrades include new bathrooms throughout, modern engineered hardwood and LVP flooring, fresh paint, and bright kitchen cabinetry with a large island and integrated dining table, all finished with quartz countertops. A welcoming foyer leads to a spacious living room with high ceilings and large south-facing windows for excellent natural light. A few steps up is the kitchen, dining area, and a second living space with a cozy wood-burning fireplace and convenient half bath, ideal for everyday living and entertaining. Upstairs offers a spacious primary bedroom with a private ensuite featuring heated floors. A thoughtful reconfiguration created a massive second bedroom with dual closets and a cheater ensuite with separate hall access. The original third bedroom wall can be easily restored if desired. Enjoy a sunny south-facing deck and private fenced yard, perfect for pets and outdoor living. The basement level is dedicated to mechanical space and crawl-space storage, maximizing usable living areas above. This well-managed, pet-friendly complex is steps from Glamorgan Park, London Place West, and Richmond Square. Positioned directly beside the pathway and greenspace, the home offers a quiet, private setting with immediate access to long walking routes. Just 15 minutes to downtown with quick connections to Glenmore Trail and Stoney Trail.