



GRASSROOTS
REALTY GROUP

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

76 Glamis Gardens SW Calgary, Alberta

MLS # A2281749



\$524,900

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

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 509
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-CG d28
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Smoking Home, Quartz Counters		

Inclusions: 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.