



**GRASSROOTS**  
REALTY GROUP

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**45, 23 Glamis Drive SW**  
**Calgary, Alberta**

**MLS # A2282243**



**\$425,000**

<b>Division:</b>	Glamorgan		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,406 sq.ft.	<b>Age:</b>	1980 (46 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 2 half
<b>Garage:</b>	Driveway, Insulated, Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Landscaped, Many Trees		

**Heating:** Forced Air, Natural Gas

**Floors:** Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Stucco, Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Ceiling Fan(s), High Ceilings, Soaking Tub, Storage, Walk-In Closet(s)

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 483

**LLD:** -

**Zoning:** M-CG d31

**Utilities:** -

**Inclusions:** N/A

\*\*\*Open House: Saturday, February 7th 11:00am to 1:00pm\*\*\* Set within a quiet, well-managed complex, this bright and thoughtfully laid out townhome offers an attached garage, a private fenced yard and a layout that feels open yet comfortable for everyday living. Natural light fills the home from multiple levels, creating an inviting atmosphere from the moment you arrive. A practical entry level includes a convenient powder room for quick cleanups and direct access to the garage, making daily routines effortless. The living room is anchored by a stone-faced fireplace that adds warmth and character while soaring ceilings and open sightlines to the upper level enhance the sense of space. Patio doors connect the living area to a private yard backing onto the courtyard, offering a quiet outdoor retreat nestled amongst mature trees. A lofted dining area overlooks the living room, providing visual connection while maintaining separation between spaces, ideal for both daily meals and casual entertaining. The kitchen features updated cabinetry, generous counter space, classic subway tile backsplash and a window that brings in soft natural light throughout the day, supporting a functional layout that keeps everything within easy reach. Clear sightline into the breakfast nook creates unbeatable connectivity. The uppermost level is dedicated entirely to rest and privacy, featuring 2 well-proportioned bedrooms thoughtfully separated from the main living spaces below. A spacious primary retreat offers a huge walk-in closet and a private 2-piece ensuite for added everyday convenience. A full 4-piece bathroom adds to the practical and comfortable layout ideal for daily routines and overnight guests. In-suite laundry and abundant storage throughout the home support organized, low-stress living. Outdoor space is a standout feature, with a fully fenced yard that feels private yet connected to

the community courtyard, perfect for relaxing evenings, gardening or letting pets enjoy secure outdoor time. Location adds everyday value, with walking paths, parks, playgrounds and both public and separate schools nearby, along with local shops, restaurants and quick access to the West Hills shopping district. The Glamorgan community centre, sports courts and a beloved outdoor skating rink complete with skate shack and fireplace offer year-round activities and a true neighbourhood feel. Easy access to major routes and a straightforward commute downtown round out the appeal, making this home a smart choice for buyers seeking comfort, function and an established southwest setting.