



GRASSROOTS
REALTY GROUP

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**169, 79 Glamis Green SW
Calgary, Alberta**

MLS # A2283821



\$359,900

Division:	Glamorgan		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,139 sq.ft.	Age:	1980 (46 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Shingle	Condo Fee:	\$ 499
Basement:	Crawl Space	LLD:	-
Exterior:	Aluminum Siding	Zoning:	M-C1 d70
Foundation:	Perimeter Wall, Combination, Piling(s), Poured Concrete	Utilities:	-
Features:	Granite Counters, No Smoking Home, See Remarks, Storage		

Inclusions: There is one (1) garage remote

This beautifully updated 2-bedroom end unit townhouse in the heart of Glamorgan offers the perfect blend of function, comfort, and modern style, and is move in ready for professionals, families, or investors. The main level is bright and spacious, featuring beautiful hardwood flooring throughout. The modern kitchen offers granite countertops, lots of cabinetry, additional pantry, and a breakfast bar overlooking the living and dining areas. Enjoy the sunshine through a large picture window in the living area and unwind in front of the cozy gas fireplace at the end of a long day. An additional living/dining/office space is conveniently located down the hall, with direct access to an expansive, private and low maintenance deck - perfect for Calgary's long summer evenings. A 2-piece bathroom completes the main level. Upstairs, you will find two spacious bedrooms conveniently located on opposite sides of the home, with the primary bedroom featuring its own private deck. A 4-piece main bathroom and a convenient second floor laundry area complete the upper level. Enjoy the convenience of an oversized single attached garage with additional storage space and direct access into the home. The utility room offers even more storage, along with a newer furnace and hot water tank installed in 2013. All new carpet throughout the upper level adds to the move in ready appeal. Set in a quiet, well managed complex that has undergone major exterior updates. The roof was replaced in 2018, and Building Envelope Project took place between July 2019-February 2023, all of which is are COMPLETE and PAID IN FULL. Centrally located with a short commute to downtown and close to Mount Royal University, this property is near shopping at West Hills and Signal Hill, as well as restaurants, schools, pathways, parks, the Glenmore Reservoir, and provides quick access to

Sarcee Trail, Glenmore Trail, and Stoney Trail. This is the perfect combination of space, style, and location, all at an exceptional value. Book your showing today.