



**GRASSROOTS**  
REALTY GROUP

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**175, 77 Glamis Green SW  
Calgary, Alberta**

**MLS # A2284199**



**\$349,000**

<b>Division:</b>	Glamorgan		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,275 sq.ft.	<b>Age:</b>	1980 (46 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Enclosed, On Street, Rear Drive, Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 469
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1 d70
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, No Animal Home, No Smoking Home		
<b>Inclusions:</b>	n/a		

Welcome to this well-maintained two-storey townhome in Glamorgan, perfect for families and first time home buyers. The home features 3 bedrooms, 1.5 bathroom, a balcony off of the primary bedroom, 2nd level laundry. On the main level a bright living room with a cozy fire place, designated dining room, kitchen and attached garage. The front patio is large enough to host, play and enjoy. The hot water tank is 5 years old same as the humidifier.