



GRASSROOTS
REALTY GROUP

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

MLS # A2284199



\$349,000

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

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

Inclusions: 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.