



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

MLS # A2284199



\$344,000

| | | | |
|------------------|---|---------------|-------------------|
| 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.