



**22C, 80 Galbraith Drive SW  
Calgary, Alberta**

**MLS # A2284325**



**\$240,000**

<b>Division:</b>	Glamorgan		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	857 sq.ft.	<b>Age:</b>	1971 (55 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 484
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Metal Frame, See Remarks	<b>Zoning:</b>	M-C1 d54
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** NA

Welcome to Glenmore on the Parc in sought-after Glamorgan—80 Galbraith Drive SW, Unit 22C—a bright top-floor 2-bedroom, 1-bath condo offering 857 sq ft of comfortable, low-maintenance living. The east-facing exposure brings in beautiful morning light while maintaining a private-feeling outlook. The kitchen is a standout with newer countertops and flooring, crisp subway-tile backsplash, and updated appliances including a newer fridge and stove—perfect for everyday cooking in a clean, modern space. The layout flows into a spacious living room with a large window for natural light, plus two generous bedrooms with great storage. You’ll also appreciate the convenience of in-suite laundry. Key upgrades include patio door and windows (2013) for added comfort and efficiency. Enjoy the practicality of an assigned parking stall and dedicated storage, all in a location close to Mount Royal University, quick routes to downtown, excellent transit access, and nearby shopping and amenities in WestHills/Signal Hill.