



**149, 66 Glamis Green SW  
Calgary, Alberta**

**MLS # A2294788**



**\$344,900**

<b>Division:</b>	Glamorgan		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,159 sq.ft.	<b>Age:</b>	1980 (46 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Attached, Heated Garage, Oversized		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Front Yard, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 596
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1 d70
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, No Smoking Home		

**Inclusions:** n/a

Don't miss this beautifully upgraded 2-bedroom + bonus room, 1.5-bath, ground-level corner unit townhouse—a rare opportunity offering style, space, and exceptional value in the heart of Glamorgan. Thoughtfully updated throughout and finished in a modern, neutral palette, this home immediately stands out. The fully renovated kitchen features professionally painted Benjamin Moore cabinetry extended to the ceiling, sleek black hardware, and newer stainless steel appliances, including a Samsung over-the-range microwave, French-door refrigerator, and slide-in convection stove—creating a clean, contemporary space that's as functional as it is inviting. New luxury vinyl plank flooring flows seamlessly throughout, complemented by hexagon tile accents, French-inspired subway tile, fresh Benjamin Moore paint, and three stunning feature walls that add warmth and personality. A cozy gas fireplace anchors the main living area, making it the perfect space to relax or entertain. Upstairs, you'll find two generously sized bedrooms, convenient upper-level laundry hookups, and a beautifully renovated bathroom showcasing modern finishes and quality craftsmanship. Step out from the second bedroom onto your private upper deck—an ideal retreat for morning coffee or evening unwinding. Outside, the fully fenced and decked yard is designed for easy outdoor living, with room for both dining and lounging, plus a touch of green space with turf—perfect for pet owners. This unit also features one of the most desirable garages in the complex—a rare oversized 2.5-car heated garage, offering incredible flexibility for parking, storage, or even a workspace. Major exterior updates—including roof, siding, hot water tank, and patio doors—have already been completed, providing peace of

mind. The well-managed complex offers a healthy reserve fund, and condo fees conveniently include water, sewer, and garbage removal. Perfectly positioned across from a quiet park, this location offers both tranquility and accessibility, with quick connections to Glenmore, Sarcee, Stoney, and Crowchild Trails. You're just 5 minutes to Westhills Shopping Centre, close to schools, pathways, and amenities, and only 15 minutes to downtown. With proximity to North Glenmore Park and the Weaselhead Natural Area, this home offers the perfect balance of urban convenience and outdoor lifestyle. Stylish, functional, and move-in ready—this is one you don't want to miss.