



**103, 26 Glamis Green SW
Calgary, Alberta**

MLS # A2295598



\$309,999

Division:	Glamorgan		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,211 sq.ft.	Age:	1980 (46 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Other		

Heating: Forced Air, Natural Gas

Floors: Carpet, Hardwood, Tile

Roof: Asphalt Shingle

Basement: Other

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, See Remarks, Storage

Water: -

Sewer: -

Condo Fee: \$ 506

LLD: -

Zoning: M-C1 d70

Utilities: -

Inclusions: N/A

Welcome to this beautifully UPDATED townhome in the heart of Glamorgan SW; an unbeatable opportunity for first-time buyers and savvy investors! With over 1,200 sq. ft. of above grade living space, this home offers a functional layout, solid bones, and incredible value in a well-established community. The main floor features a bright, comfortable living space with large windows, a dedicated dining area, and a practical kitchen with plenty of cabinetry and prep space. A convenient 2 piece bath and additional storage finish off the level. Upstairs, you’ll find 2 generous bedrooms, including a spacious primary, along with a full 4 pc. bathroom, upper floor laundry, and a versatile flex area, perfect for a home office or a guest area. The attached garage adds everyday convenience and extra storage, while the low-maintenance lifestyle makes this property ideal for busy owners or tenants. Whether you’re looking to get into the market or expand your rental portfolio, this is a smart buy in a location that offers quick access to major routes including Glenmore Trail, Stoney Trail & Sarcee, shopping, public and private schools, and all amenities, including a short commute to downtown, UofC, Mt. Royal & SAIT. Strong potential, great layout, and a fantastic price point—this is one you don’t want to miss!