



**73, 23 Glamis Drive SW  
Calgary, Alberta**

**MLS # A2296259**

**\$445,000**



<b>Division:</b>	Glamorgan		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,411 sq.ft.	<b>Age:</b>	1980 (46 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Garage Door Opener, Garage Faces Front, Heated Garage, Single Garage A		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 494
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	M-CG d31
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, See Remarks		

**Inclusions:** NA

\*\*\*OPEN HOUSE SATURDAY APRIL 4 FROM 1 PM -4 PM\*\*\* Welcome to Glamorgan living at its finest. Nestled in one of Calgary's most desirable southwest communities, this beautifully updated and refreshed 4-level split townhome offers the perfect blend of comfort, style, and convenience. Step inside to a welcoming foyer with a conveniently located powder room. The first level features a bright living room with a cozy gas fireplace, soaring ceilings, and direct access to a private fenced backyard that opens onto a treed green space &mdash; a rare and peaceful setting perfect for relaxing or entertaining. Up one level, you'll find a spacious dining area and a well-appointed kitchen with plenty of room for everyday living and hosting. The washer and dryer are also located on this level for added functionality. The upper floor offers 3 generously sized bedrooms and 2 full bathrooms, including a primary bedroom complete with its own ensuite. The unfinished basement provides excellent flexibility for storage, or future development whether as a rec room, home gym, or office. Adding even more practicality ,the single attached heated garage features durable epoxy flooring and additional storage space. Set in a quiet and well-kept area, this hoe is only minutes away from Signal Hill Shopping District, Westhills Mall, parks, schools, and everyday amenities. The Glamorgan Community Centre , sports courts and outdoor skating ring - complete with a skate shack and fireplace offers year - round activities and a true sense of community. Commuting is easy with excellent access to major routes including Stoney Trail, Sarcee Trail, and Glenmore Trail. This is a fantastic opportunity to own a stylish, spacious townhome in an established and highly sought-after neighborhood.