



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

MLS # A2296259

\$445,000



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

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

OPEN HOUSE SUNDAY APRIL 12 , 2PM-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 — 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.