



**134 Glamis Terrace SW
Calgary, Alberta**

MLS # A2298609



\$528,000

Division:	Glamorgan		
Type:	Residential/Other		
Style:	4 Level Split		
Size:	1,490 sq.ft.	Age:	1982 (44 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 554
Basement:	Partial	LLD:	-
Exterior:	Stucco	Zoning:	M-CG d35
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, No Smoking Home, Quartz Counters		

Inclusions: N/A

Come have a look at a beautifully and freshly renovated townhome in the prime location of Glamorgan. New vinyl plank flooring, carpet, lighting, baseboards, quartz countertops, and full appliance package (refrigerator, stove, dishwasher, washer and dryer) make this property move-in ready. Professionally painted and new hardware throughout give a new-home feel within an established and desirable community. Glamorgan is close to shopping, schools, parks, downtown, and Mount Royal University. Three bedrooms up + 2.5 baths makes for easy living for a growing or multi-generational family as well as for university students or recent graduates. Every living space offers ample natural light with large windows and a total of two sliding glass doors (one to a balcony and the other to a yard on the walkout level). A generously sized bright kitchen with new everything is great for gathering and entertaining. Three flexible spaces (dining room, living room, and basement) can suit your needs well whether it be a work from home space, play space for young kids, or extra space for entertaining. High efficient furnace and all windows and slider doors have been replaced. Very tidy condominium community that has been well managed. Beautiful home!