



**14D, 80 Galbraith Drive SW
Calgary, Alberta**

MLS # A2299480



\$246,000

Division:	Glamorgan		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	862 sq.ft.	Age:	1990 (36 yrs old)
Beds:	2	Baths:	1
Garage:	Parking Lot, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	Public
Floors:	Ceramic Tile, Laminate	Sewer:	Public Sewer
Roof:	Tar/Gravel	Condo Fee:	\$ 484
Basement:	-	LLD:	-
Exterior:	Concrete, Wood Siding	Zoning:	M-C1 d54
Foundation:	Poured Concrete	Utilities:	Cable, Electricity Connected, Natural Gas Connected,
Features:	Laminate Counters		

Inclusions: light fixtures

FANTASTIC LOCATION facing open greenspace and mature trees in this highly sought-after, well-managed complex in the desirable community of Glamorgan. Just minutes to Mount Royal University, Glenmore Reservoir, parks, bike paths, and with a quick commute to the city center, this is convenience at its best. Inside, you'll find a bright, updated 2nd Floor, 2 Bedroom unit featuring generous room sizes and an oversized balcony perfectly positioned to enjoy the views. Thoughtful improvements include an updated bathroom, BRAND NEW Refrigerator and Dishwasher (with warranty) modern lighting, refreshed flooring, newer windows and high-quality patio door, newer washer/dryer, and a full repaint. Enjoy the practicality of in-unit storage and laundry, plus an additional storage locker and an assigned parking stall near the entrance. This quiet concrete building has been recently updated in the common-areas - newer lobby, suite doors, carpets, tile, casings, baseboards, and security cameras—all fully budgeted and paid for thanks to a strong reserve fund. A solid, turn-key property or an excellent investment that's sure to cash flow.