



**117, 36 Glamis Green SW
Calgary, Alberta**

MLS # A2299556



\$365,000

Division:	Glamorgan		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,293 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, Low Maintenance Landscape		

Heating:	Central, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 469
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1 d70
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Granite Counters, Vinyl Windows		

Inclusions: Outdoor Water Feature

Extensively renovated and in true show home condition, this two-bedroom, one-and-a-half-bath end unit townhouse in Glamorgan is the kind of home that just feels right the moment you walk in. Inside, you'll find a bright, functional layout with updates throughout. The feel of the home is clean, comfortable, and easy to love. The outdoor space is just as inviting, featuring a private, beautifully finished patio that feels like an extension of your living space—perfect for morning coffee, relaxing in the evening, or having friends over. Complete with an attached single garage and set in a well-established neighbourhood close to everything you need, this is a great opportunity to get into a stylish, updated home in a fantastic location. Glamis Green has recently completed extensive exterior updates, offering peace of mind with improved durability and no major repairs anticipated. ***Unit 117 is subject to a loan that cannot be paid out until August 2029; however, the seller will allocate ALL required funds at closing, ensuring a smooth and predictable ownership experience.