



**217, 36 Glamis Green SW  
Calgary, Alberta**

**MLS # A2299929**



**\$329,900**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Glamorgan   |               |                   |
| <b>Type:</b>     | Residential/Five Plus                                   |               |                   |
| <b>Style:</b>    | 2 Storey  |               |                   |
| <b>Size:</b>     | 1,057 sq.ft.  | <b>Age:</b>   | 1980 (46 yrs old) |
| <b>Beds:</b>     | 2   | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Single Garage Attached                                  |               |                   |
| <b>Lot Size:</b> | -   |               |                   |
| <b>Lot Feat:</b> | Backs on to Park/Green Space, Low Maintenance Landscape |               |                   |

|                    |                          |                   |          |
|--------------------|--------------------------|-------------------|----------|
| <b>Heating:</b>    | Forced Air               | <b>Water:</b>     | -        |
| <b>Floors:</b>     | Vinyl Plank              | <b>Sewer:</b>     | -        |
| <b>Roof:</b>       | Asphalt Shingle          | <b>Condo Fee:</b> | \$ 454   |
| <b>Basement:</b>   | None                     | <b>LLD:</b>       | -        |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame | <b>Zoning:</b>    | M-C1 d70 |
| <b>Foundation:</b> | Poured Concrete          | <b>Utilities:</b> | -        |
| <b>Features:</b>   | Granite Counters         |                   |          |

**Inclusions:** Pergola on patio

Step into comfort and convenience in this beautifully maintained 2-storey townhome tucked away in the quiet, well-managed community of Glamis Green. This unit has been touched up with all fresh paint, brand new LVP flooring throughout the home, the full bathroom has been fully renovated with all brand new amenities, kitchen is supplied with brand new stove and dishwasher. On the main floor there are 2 good-sized bedrooms, a full bathroom and laundry room. The primary bedroom has a private balcony, your own quiet outdoor retreat for morning coffee or evening winding. Going upstairs to find a huge open living room with large windows and abundant natural light. A sliding door opens to an outdoor patio with mountain view. Spacious dining area with a cozy gas fireplace. Kitchen with ample cabinetry space and a convenient 2-piece bathroom ideal for guests or busy mornings. The attached single garage provides secure parking, extra storage and year-round convenience. Private front patio offering additional outdoor living space. Situated in the heart of Glamorgan, this home keeps you close to everything: Westhills & Signal Hill shopping centres, Mount Royal University, Glenmore Reservoir pathways and parks, Transit routes and major roadways, Schools, playgrounds, and green spaces. This is the townhome everyone will be talking about &mdash; act fast!