



**202, 59 Glamis Drive SW
Calgary, Alberta**

MLS # A2145792



\$350,000

Division:	Glamorgan		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Loft/Bachelor/Studio		
Size:	890 sq.ft.	Age:	1980 (44 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Guest, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 508
Basement:	-	LLD:	-
Exterior:	Cement Fiber Board, Concrete, Stone	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-

Features: Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Vinyl Windows, Walk-In Closet(s)

Inclusions: n/a

Imagine coming home to this stunning INDUSTRIAL-STYLE LOFT condo in the heart of Glamorgan. With its soaring, exposed ceilings and contemporary finishes, this unique space offers both style and comfort. This beautiful home is warm and inviting, yet reminiscent of a modern, funky New York loft. It has been updated with contemporary finishings, stainless steel appliances and beautiful white cabinetry. The main living area is a completely open concept space, allowing for a variety of living and dining room options. You will LOVE the exposure of this unit - enormous windows in the main living space allow natural sunlight to spill in. There are no neighbours behind - just a beautiful quiet park to look out on. Take a small flight of stairs up to your bedroom loft! You'll love how bright, airy and spacious it is, and you'll especially appreciate your large walk-in closet! Enjoy your morning cup of coffee or an evening beverage on your own private balcony, just off the bedroom. While this is technically a 3 storey building, this second floor CORNER unit is actually on the TOP FLOOR, so enjoy quiet living, at it's finest! This condo is the best of both worlds: the vibe of a downtown apartment, with the serenity of a quiet, mature residential neighborhood. Glamorgan is an amazing community with quiet streets, schools, parks and pathways, yet just steps from Westhills Shopping Centre, Stoney Trail, North Glenmore & Weaselhead parks, Mount Royal University and the West LRT. This is one you won't want to miss out on - book your showing today!