



GRASSROOTS
REALTY GROUP

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173 Glamis Terrace SW
Calgary, Alberta

MLS # A2208971



\$515,000

Division:	Glamorgan		
Type:	Residential/Five Plus		
Style:	4 Level Split		
Size:	1,573 sq.ft.	Age:	1982 (43 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Driveway, Garage Door Opener, Garage Faces Front, Insulated, Single Garage		
Lot Size:	-		
Lot Feat:	Interior Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 534
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	M-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings		

Inclusions: Shed in back yard

Welcome to this charming 4-level split townhouse, perfectly designed for comfort and functionality. Step into a bright, open living space where large, West facing windows fill the home with light, and a cozy wood-burning fireplace anchors the great room—ideal for relaxing evenings or entertaining guests. The kitchen featuring sleek granite countertops and a generous walk-in pantry that makes organization a breeze. Enjoy the kitchen island for food prep and a quick bite to eat, while the dining room overlooking the living room is for more formal occasions. Upstairs, you’ll find three well-appointed bedrooms, including a large primary retreat with a 3-piece en-suite that offers plenty of room to unwind. The walkout basement provides versatile space, perfect for a home gym, office, 4th bedroom, or private escape. Enjoy the outdoors in your own low-maintenance, fully fenced yard—perfect for morning coffee or peaceful evenings. Storage shed included. An attached heated garage offers added convenience year-round, and the pet-friendly (with board approval), well-managed complex ensures a welcoming community and peace of mind. This townhouse truly combines style, space, and practicality—ready to welcome you home.