



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

22, 80 Galbraith Drive SW
Calgary, Alberta

MLS # A2209788



\$379,000

Division:	Glamorgan		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,180 sq.ft.	Age:	1971 (54 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum, Other	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 582
Basement:	Finished, Full	LLD:	-
Exterior:	Other, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Laminate Counters, Storage		

Inclusions: N/A

Spacious townhouse offering over 1175 square ft. above ground of living space. The main level boasts a picture perfect living room highlighted by a large window. Off the living room you will find a dining room & kitchen with everything you need! The main level is finished off with a 2 pc. bathroom. The upper level boasts 3 bedrooms & a full 4 pc bathroom. The lower level features a developed basement with a den & closet space, a storage room, and laundry area. Outside you will find a fenced yard with sunny south exposure. A convenient parking stall is located close to the unit. Well run condo board with regular updates over the years. With walking distance to schools including Mt. Royal University & just a short commute to downtown, this location is unbeatable. Come & view this unit today, these units do not last!