

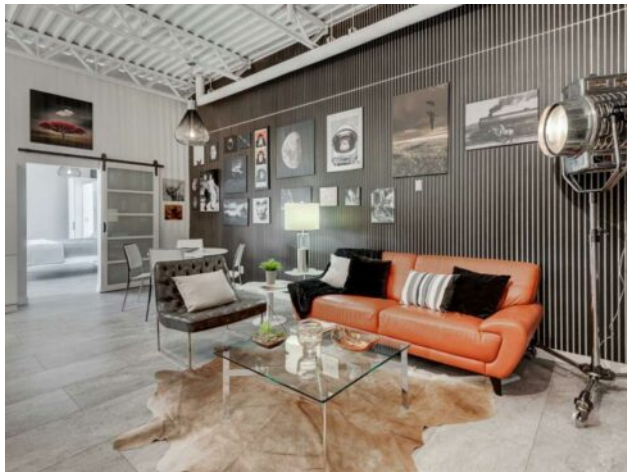


GRASSROOTS
REALTY GROUP

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304, 59 Glamis Drive SW
Calgary, Alberta

MLS # A2212605



\$329,000

Division:	Glamorgan		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Loft/Bachelor/Studio		
Size:	845 sq.ft.	Age:	1980 (45 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Boiler, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 600
Basement:	-	LLD:	-
Exterior:	Cement Fiber Board, Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), High Ceilings, Kitchen Island, Metal Counters, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: King Size Murphy Bed (New Nov 2024) with built-in Wardrobe,

This is a rare opportunity to own an incredibly unique top-floor corner loft in the highly sought-after community of Glamorgan! It is located on the top floor and shares only one common wall. An extensive acoustic wall treatment system has been installed. Highlights and improvements include: 13-foot ceilings and a new high-end flooring system, all new appliances with extended warranties within the last 6 months (Washer, dryer, fridge, stove and dishwasher). The bathroom was completely renovated, with a new vanity, a large walk-in 2-headed shower (with two shower heads), and a new toilet. This unit, including the ceiling, has been completely repainted. A new Bluetooth-enabled ceiling fan was installed in the bedroom. An extensive Ikea Besta storage system and four large, tall wardrobes were installed. A custom-built-in king-size Murphy bed system allows for flexible use of the space for sleeping, entertaining, etc. This property is located close to Westhills Shopping Centre, Mount Royal University, and Grey Eagle Casino, to name a few—please check the supplements section of the listing for a detailed list of all nearby amenities.