



GRASSROOTS
REALTY GROUP

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175, 77 Glamis Green SW
Calgary, Alberta

MLS # A2284199



\$339,900

Division:	Glamorgan		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,275 sq.ft.	Age:	1980 (46 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Enclosed, On Street, Rear Drive, Single Garage Attached		
Lot Size:	-		
Lot Feat:	See Remarks		

Heating: Forced Air, Natural Gas

Water: -

Floors: Carpet, Ceramic Tile, Hardwood, Linoleum

Sewer: -

Roof: Asphalt Shingle

Condo Fee: \$ 469

Basement: None

LLD: -

Exterior: Mixed, Vinyl Siding, Wood Frame

Zoning: M-C1 d70

Foundation: Poured Concrete

Utilities: -

Features: Breakfast Bar, Granite Counters, No Animal Home, No Smoking Home

Inclusions: n/a

Welcome to this well-maintained two-storey townhome in Glamorgan, perfect for families and first time home buyers. The home features 3 bedrooms, 1.5 bathroom, a balcony off of the primary bedroom, 2nd level laundry. On the main level a bright living room with a cozy fire place, designated dining room, kitchen and attached garage. The front patio is large enough to host, play and enjoy. The hot water tank is 5 years old same as the humidifier.