



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**6, 23 Glamis Drive SW
Calgary, Alberta**

MLS # A2293921



\$435,000

Division:	Glamorgan		
Type:	Residential/Five Plus		
Style:	4 Level Split		
Size:	1,572 sq.ft.	Age:	1980 (46 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 544
Basement:	Partial	LLD:	-
Exterior:	Concrete, Wood Siding	Zoning:	M-CG d31
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: NA

Tucked into a quiet, well-kept complex in the heart of Glamorgan, this bright and beautifully updated 4-level split townhouse offers the perfect mix of comfort, style, and everyday functionality. Backing onto a green belt with walking path the fenced yard is an ideal spot to relax or entertain. Inside, soaring ceilings and large windows fill the living room with natural light, while the wood-burning fireplace with stone surround adds warmth and character. The open dining area overlooks the living space below, creating a connected and airy feel throughout the home. The kitchen features updated cabinetry, subway tile backsplash, plenty of counter space, and a sunny breakfast nook, plus convenient in-suite laundry nearby. Fresh paint, updated lighting, and vinyl plank flooring give the home a clean, modern feel. Upstairs you’ll find 3 spacious bedrooms and 2 full bathrooms, including a primary suite with dual closets and its own 4-piece ensuite. The finished lower level offers flexible space for a gym, office, rec room, or extra storage, while the attached heated garage adds everyday convenience. Located just minutes from Westhills, Signal Hill, Mount Royal University, parks, schools, and major routes, this move-in ready home offers great access to everything you need while being part of one of Calgary’s most established southwest communities. Residents also enjoy the fantastic Glamorgan community centre, sports courts, and popular outdoor skating rink that give the neighbourhood such a great community feel.