



GRASSROOTS
REALTY GROUP

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129, 46 Glamis Green SW
Calgary, Alberta

MLS # A2309322



\$249,900

Division:	Glamorgan		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,206 sq.ft.	Age:	1980 (46 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 491
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1 d70
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters		

Inclusions: N/A

Welcome to this well-maintained townhouse located in the established and desirable community of Glamorgan in SW Calgary. Ideally situated close to schools, parks, playgrounds, shopping, restaurants, transit and with easy access to the Calgary Ring Road, this home offers both convenience and lifestyle. The main level features an open floor plan with beautiful hardwood flooring, a cozy gas fireplace and a patio door leading to a private fenced patio area, perfect for relaxing or summer BBQs. The kitchen is designed for both function and style with granite countertops, ample cabinet space and a sit-up breakfast bar ideal for casual dining or entertaining guests. The furnace and hot water tank have been updated, offering added peace of mind. Upstairs you will find 3 bedrooms, a feature that is often hard to find in townhouses within the area. The spacious primary bedroom provides plenty of room to unwind, while the additional bedrooms are perfect for a growing family, guests or a home office. The renovated bathroom is bright, modern and spacious. Completing the property is an oversized single garage that offers extra room for storage. Whether you are a first-time buyer, downsizing or looking to add to your rental portfolio, this is an excellent opportunity in a sought-after community.