

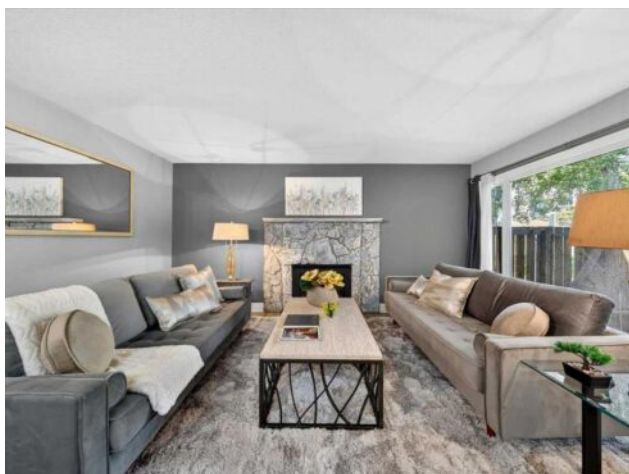


**GRASSROOTS**  
REALTY GROUP

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166, 78 Glamis Green SW  
Calgary, Alberta

MLS # A2324505



**\$329,900**

|           |                                                                        |        |                   |
|-----------|------------------------------------------------------------------------|--------|-------------------|
| Division: | Glamorgan                                                              |        |                   |
| Type:     | Residential/Five Plus                                                  |        |                   |
| Style:    | 2 Storey                                                               |        |                   |
| Size:     | 1,090 sq.ft.                                                           | Age:   | 1980 (46 yrs old) |
| Beds:     | 2                                                                      | Baths: | 1 full / 1 half   |
| Garage:   | Single Garage Attached                                                 |        |                   |
| Lot Size: | -                                                                      |        |                   |
| Lot Feat: | Backs on to Park/Green Space, Low Maintenance Landscape, No Neighbours |        |                   |

|             |                                                                                                                                                      |            |          |
|-------------|------------------------------------------------------------------------------------------------------------------------------------------------------|------------|----------|
| Heating:    | Forced Air                                                                                                                                           | Water:     | -        |
| Floors:     | Vinyl Plank                                                                                                                                          | Sewer:     | -        |
| Roof:       | Asphalt Shingle                                                                                                                                      | Condo Fee: | \$ 454   |
| Basement:   | Crawl Space                                                                                                                                          | LLD:       | -        |
| Exterior:   | Vinyl Siding, Wood Frame                                                                                                                             | Zoning:    | M-C1 d70 |
| Foundation: | Poured Concrete                                                                                                                                      | Utilities: | -        |
| Features:   | Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows |            |          |
| Inclusions: | NA                                                                                                                                                   |            |          |

One of the best locations in Glamis Green! Perfectly positioned on a premium corner overlooking the community's beautiful green space and walking paths, this rare 2 storey townhouse offers a level of privacy and convenience that seldom comes available. With oversized windows wrapping the home, you'll enjoy an abundance of natural light and park views from nearly every room, creating a setting that feels far removed from typical condo living. Adding to its rarity, this is one of the few homes in the complex featuring a single attached garage with direct access into the kitchen....making grocery trips and Calgary winters effortless. A private front entrance, fenced front yard, and no neighbours beside create the feel of a detached home while enjoying the benefits of low maintenance living. Offering over 1,089 sq. ft. of living space, the bright and open main floor features soaring ceilings, luxury vinyl plank flooring throughout, a spacious dining area, and an inviting living room anchored by a cozy gas fireplace. The beautifully renovated kitchen has been designed with both style and function in mind, showcasing granite countertops, modern cabinetry, pantry storage, and an efficient layout perfect for entertaining or everyday living. Upstairs, you'll find 2 generous bdrms, an updated full 3 piece bathroom with a walk in shower, and the added convenience of upper level ensuite laundry room. The hidden unfinished crawl space provides exceptional storage, keeping seasonal items neatly tucked away without taking space up from the attached garage. Step outside and you'll quickly understand why this location is so special. Whether you're enjoying your private fenced front yard, relaxing with morning coffee, or taking an evening stroll along the pathways just outside your door, the surrounding green space becomes an extension of your home. The corner location

provides extra windows, additional privacy, and peaceful views that are rarely found within the complex. Situated in the highly desirable community of Glamorgan, you're just minutes from Mount Royal University, West hills Shopping Centre, Signal Hill, downtown Calgary, schools, parks, playgrounds, restaurants, coffee shops, transit, and an extensive network of walking and cycling pathways. **\*\*This unit is subject to two existing corporate loans associated with the completed exterior renovation project. The monthly loan payments are in addition to the regular condo fees. The sale price reflects this remaining obligation. \*\* 2 OPTIONS FOR BUYER PURCHASE\*\* .....**  
**BUYER BENEFITS:** This is an opportunity to purchase in a substantially renewed condominium community where the exterior projects have already been completed, providing owners with greater confidence in the condition of the complex and more predictable ownership costs moving forward. View more details AND parking options (park with in RED LINE) / unit location (follow YELLOW PATH) under Supplements.