



GRASSROOTS
REALTY GROUP

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**134, 48 Glamis Green SW
Calgary, Alberta**

MLS # A2324953



\$289,000

Division:	Glamorgan		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,198 sq.ft.	Age:	1980 (46 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 499
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	M-C1 d70
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Open Floorplan		

Inclusions:	None
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Step into comfort and convenience in this well-maintained 2-storey townhome tucked into the heart of Glamorgan SW Calgary. This unit has an oversized garage connecting directly into the home, making unloading groceries, staying warm in winter, and everyday living significantly easier. On the main floor there is a large living room with a gas fireplace, full of nature light and a patio door leading to the private backyard. Kitchen and dining area is connected in an open floor concept. Just off the living area is a large den, a perfect space for a home office, playroom, or additional lounge area. A convenient half bathroom on this level adds everyday practicality and enhances the home's functionality. Upstairs, you'll find two good-sized bedrooms and a full bathroom. The second bathroom offers a private balcony, providing a quiet outdoor retreat for morning coffee, fresh air, or a peaceful reading nook. This level also includes washer and dryer, making it more efficient for your laundry. Situated in the heart of Glamorgan, this home keeps you close to everything: Westhills & Signal Hill shopping centres, Mount Royal University, Glenmore Reservoir pathways and parks, Transit routes and major roadways, Schools, playgrounds, and green spaces. A move-in-ready home at an incredible value — contact us now to see it in person.