



GRASSROOTS
REALTY GROUP

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4172, 90 Glamis Drive SW
Calgary, Alberta

MLS # A2325965



\$345,000

Division:	Glamorgan		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	1,059 sq.ft.	Age:	1981 (45 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 651
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C1 d66
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions:	na		
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Welcome to this oversized 2-bedroom gem in the heart of Glamorgan, complete with a versatile loft and den — the perfect setup for a home office, guest space, or growing family. The open concept layout is flooded with natural light all day long, creating a bright and airy feel throughout. Unique design, wide hallways, nice foyer main floor just a few steps below grade. Step out onto your private deck balcony off the primary bedroom, your own quiet retreat to start or end the day. Downstairs, enjoy the lower-level BBQ area with a walkout to an expansive park and walking path system, plus plenty of room to build out an upgraded patio space in the future. Plenty of parking is available both on and surrounding the property, adding extra everyday convenience. Glamorgan offers a rare combination: wide open, low-congestion surroundings where you can actually breathe and enjoy life, yet you're minutes from everything — shopping, gyms, and restaurants are all close by. Downtown and 17th Ave are just a 10-minute drive away, putting you near Flames games, concerts, and some of the best dining the city has to offer. Pets aren't just allowed here — they're encouraged, with off-leash parks and open green spaces across the property, and tons more nearby including Bowness Park, Edworthy Park and Sandy Beach. A rare opportunity to own a true gem in an unbeatable location — a place to truly call home.