



GRASSROOTS
REALTY GROUP

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277, 86 Glamis Green SW
Calgary, Alberta

MLS # A2329773



\$299,000

Division:	Glamorgan		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,084 sq.ft.	Age:	1980 (46 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Garage Door Opener, Heated Garage, Insulated, Single Garage Attached		
Lot Size:	-		
Lot Feat:	City Lot		

Heating:	Central	Water:	-
Floors:	Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 514
Basement:	None	LLD:	-
Exterior:	Concrete, Mixed, Vinyl Siding, Wood Frame	Zoning:	M-C1 d70
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Chandelier, Granite Counters, Separate Entrance		

Inclusions: none

Welcome to Glamorgan, one of southwest Calgary's most established and well-connected communities, known for its mature trees, walking paths, parks, and convenient access throughout the city. This beautifully updated 2-bedroom, 1.5-bathroom townhome stands out as a desirable end unit, offering additional privacy, extra windows, and a brighter, more open feel throughout. The front of the building faces green space and pathways, providing a peaceful setting with nature just steps from your door. One of the property's most valuable features is the heated, oversized single attached garage—a rare advantage that not many units in the complex offer. The additional space is ideal for storage, bicycles, tools, sports equipment, or a workshop area, while the heated garage provides added comfort during Calgary winters. The main level features two comfortable bedrooms, a full bathroom, and convenient in-suite laundry, creating a practical and private sleeping area. Upstairs, the bright living room is highlighted by a cozy gas fireplace and large windows that fill the space with natural light. A separate dining room provides a dedicated area for meals and entertaining, while the functional kitchen offers plenty of space for everyday living. A convenient 2-piece bathroom and additional built-in storage complete the upper level. Step outside onto the large private balcony—an excellent extension of the living space and the perfect spot for summer BBQs, outdoor dining, morning coffee, or relaxing at the end of the day. The location is hard to beat. You're just minutes from Mount Royal University, Westhills and Signal Hill shopping, restaurants, parks, schools, and recreational amenities. Quick access to Glenmore Trail, Sarcee Trail, and Stoney Trail makes commuting throughout Calgary easy and convenient. Offering a combination rarely available

within the complex—an end-unit location, a heated oversized attached garage, updated interiors, a large balcony, and green space and pathways directly in front—this move-in-ready Glamorgan townhome is one you’ll want to experience in person.