



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

104, 23 Glamis Drive SW
Calgary, Alberta

MLS # A2330242



\$479,900

Division:	Glamorgan		
Type:	Residential/Other		
Style:	5 Level Split		
Size:	1,607 sq.ft.	Age:	1980 (46 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Garage Faces Front, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, Many Trees		

Heating:	ENERGY STAR Qualified Equipment, Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 551
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	M-CG d31
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: Remote control

Welcome to this UPDATED and RENOVATED townhome offering OVER 1,600 SQ.FT. OF LIVING SPACE ABOVE GRADE, located in the coveted Castle Glen complex in the sought-after community of Glamorgan. There are AT LEAST 7 REASONS why you should buy this amazing property. Here they are: 1) All WINDOWS were REPLACED in 2022—you don't have to worry about this high-ticket item for many years to come! 2) All BATHROOMS have been UPDATED over the past few years. 3) PEACE OF MIND! The high-efficiency FURNACE was replaced approximately 4–5 years ago. 4)The HOT WATER TANK was also replaced approximately 4–5 years ago. 5) A SPACIOUS and EXTREMELY FUNCTIONAL 5-LEVEL SPLIT LAYOUT! The first level features a foyer and a 2PC bathroom right off the entrance. The second level offers a spacious living room with a WOOD-BURNING FIREPLACE (complete with a gas lighter) and access to the private patio. The third level features the dining room and kitchen with STAINLESS STEEL APPLIANCES, a moveable island, and a breakfast nook. The upper (4th) level comes with 3 good-sized bedrooms and 2 full bathrooms. Finally, the basement level can be used as a gym, office, recreation room, or storage area. 7) LOCATION, LOCATION, LOCATION! With NO NEIGHBOURS behind you and a very PRIVATE PATIO, you will truly appreciate this setting. Walking distance to Glamorgan Park, Glamorgan TLC School (K–9), playgrounds, and transit. Just minutes to Signal Hill Centre, Westhills Shopping Centre, Mount Royal University, Downtown Calgary, and with easy access to Stoney Trail. PRIDE OF OWNERSHIP! This home has been exceptionally well maintained and has been a NO PET and NO SMOKING home. (The complex is pet friendly, subject to board approval.) 7) Properties

in Castle Glen rarely stay on the market for long. Book your private viewing TODAY before this opportunity is gone!