279, 86 Glamis Green SW
Calgary, Alberta

MLS # A2152462

$384,900

Division:	Glamorgan		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,045 sq.ft.	**Age:**	1980 (44 yrs old)
Beds:	2	**Baths:**	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Lane, Backs on to Park/Green Space, Brush, Fruit Trees/Shrub(s), Land		

Heating:	Central	**Water:**	-
Floors:	Carpet, Ceramic Tile, Hardwood	**Sewer:**	-
Roof:	Asphalt	**Condo Fee:**	$ 435
Basement:	None	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	M-C1
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Granite Counters, No Animal Home, No Smoking Home		

Inclusions:	N/A

Welcome to the Glamis Green complex in the heart of Glamorgan! This stunning 2-bedroom, 1.5-bathroom end unit offers the best location in the complex, overlooking a beautiful green space with tree-lined paths. Enjoy abundant natural light, an attached and insulated single garage, a soothing gas fireplace, and two spacious bedrooms. The unit features a sizeable balcony overlooking a secluded area, a second balcony, in-suite laundry, and ample storage space. The kitchen boasts granite countertops, maple cabinets, and a breakfast bar. Building #86 in Glamis Green offers a quiet retreat within the complex. Relax on your balcony and take in the picturesque greenery. This unit provides easy access to shopping, schools, and city transit, with Westhills Towne Centre nearby for all your shopping and entertainment needs. Two bus stops within walking distance ensure smooth commutes to downtown. Major roadways like Stoney Trail, Sarcee Trail, and Glenmore Trail are also nearby, offering easy access to downtown and the mountains. The Glamis Green condo is a well-managed complex with plenty of visitor parking. With its blend of tranquility and convenience, you'll love living here! Many units within this complex still require a special assessment to be paid, not this one. ***ASSESSMENT IS FULLY PAID OFF FOR THIS UNIT*** Book a showing before it's too late!