

217, 36 Glamis Green SW
Calgary, Alberta

MLS # A2163113



\$319,000

Division:	Glamorgan		
Type:	Residential/Five Plus		
Style:	3 Storey		
Size:	1,182 sq.ft.	Age:	1980 (44 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 435
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1 d70
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: Gazebo outside

Welcome to 217 36 Glamis Green SW, a beautifully maintained home nestled in the highly sought-after community of Glamorgan. This home is located in a townhouse row which is very well kept and professionally maintained. It has 2 bedrooms, 1.5 bathroom and a single attached garage. This is a spacious living area with kitchen and living room connected. You will find all the convenience in this house: granite countertops, a silestone undermount sink, a breakfast eating bar, vinyl plank flooring. A lovely fireplace in the living room adds warmth and charm, making it a perfect spot to unwind during cooler months. This house features a large rooftop patio in the back making it a favorite spot for summer days BBQ or to enjoy a night view. Located in a tranquil neighborhood with easy access to local amenities, parks, and schools, a short distance from Mount Royal University. Book your showing today and make this cozy place your home!