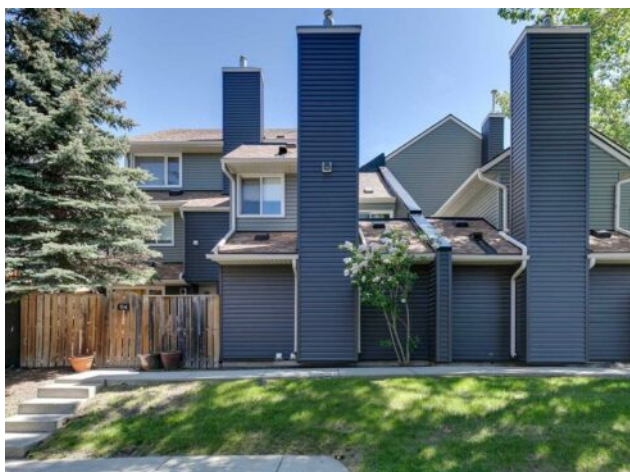


216, 34 Glamis Green SW
Calgary, Alberta

MLS # A2164466



\$370,000

Division:	Glamorgan		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,055 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, Many Trees		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 412
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1 d70
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, Open Floorplan		

Inclusions: NONE

SELLE TO PAY ALL SPECIAL ASSESSMENTS*CORNER UNIT | 2 BEDROOMS + 1.5 BATHROOMS | 2 STOREY UNIT | ATTACHED GARAGE | IN-SUITE LAUNDRY | OPEN CONCEPT DESIGN | STONE COUNTERTOPS | HARDWOOD FLOORS | 2 LARGE PATIOS | OUTSTANDING LOCATION | Fantastic 2 bedroom + 1.5 bathroom corner unit with an attached garage and 2 private patios nestled amongst mature trees. The upper floor is bright and airy with hardwood floors and an open concept layout. Prep, cook and host with ease in the well laid out kitchen featuring granite countertops, timeless subway tile and a breakfast bar for casual meals. The dining room has ample space for gathering and entertaining. Patio sliders lead to the incredible upper level deck surrounded by lush landscaping making it ideal for weekend barbeques, peaceful morning coffees or evening beverages. Spend cooler weather relaxing in front of the focal stone fireplace in the living room. A handy powder room completes this level. 2 spacious bedrooms both with dual closets grace the main level also home to a 4-piece bathroom and a convenience laundry room. Wonderfully located within walking distance to London Place West with shopping, restaurants and more. Plus endless additional options at neighbouring Signal Hill and West Hills. This friendly community also boasts extensive walking paths, numerous parks, both public and separate schools, a skating rink (with skate shack and fireplace), sports courts and a very active community centre with year-round programs and activities for all ages! A quick commute to downtown is the icing on the cake!