

2135, 70 Glamis Drive SW  
Calgary, Alberta

MLS # A2167880



## \$250,000

<b>Division:</b>	Glamorgan		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	701 sq.ft.	<b>Age:</b>	1981 (43 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard

**Water:** -

**Floors:** Laminate

**Sewer:** -

**Roof:** -

**Condo Fee:** \$ 384

**Basement:** -

**LLD:** -

**Exterior:** Wood Frame

**Zoning:** M-C1 d70

**Foundation:** -

**Utilities:** -

**Features:** Breakfast Bar

**Inclusions:** N/A

This open concept 701 sqft condo in Glamorgan is perfect for the first time buyer looking to get into the market, the investor looking for positive cash flow, or the empty nester looking to downsize. Laminate flooring flows from the dining to living space, and into the very spacious bedroom with room for all your furniture! The updated bathroom has an amazing vanity + more counter & cupboard space for extra storage. The cute, functional kitchen opens to the dining space for easy access. Ground floor unit offers patio doors that lead to your private outdoor space which takes you to a greenbelt/pathway. The unit is finished with a wood burning fireplace, neutral paint throughout, full-size washer/dryer, in-suite storage/laundry room + assigned parking stall. Any retail, restaurants, shops, or service providers you need are just minutes away. Steps to London drugs, and a quick walk to Co-op, Sobeys, or Canadian tire. Easy access to major thoroughfares to get into the City or out!