

\$450,000 - 173 Glamis Terrace Sw, Calgary

MLS® #A2112070

\$450,000

3 Bedroom, 3.00 Bathroom, 1,587 sqft

Residential on 0.00 Acres

Glamorgan, Calgary, Alberta

Step into this enchanting townhouse where elegance meets comfort in a split-level layout adorned with timeless charm. As you walk up the steps to the great room, sunlight dances through large windows, casting a warm glow upon the bright and open living room. Nestled in the corner, a majestic wood-burning fireplace beckons, inviting cozy gatherings and quiet moments of reflection. The modern design creates an ambiance of serenity and sophistication, offering a sanctuary for both heart and soul. Up a few steps is the heart of culinary delight. This well-designed kitchen is a masterpiece of functionality and style. With a spacious layout and sleek countertops, it calls out to both novice cooks and seasoned chefs alike to create culinary wonders. The pièce de résistance? A generously sized walk-in pantry, offering ample storage space for ingredients and kitchen essentials, ensuring that every cooking adventure is met with ease and efficiency. Bay windows grace the space, bathing it in natural light and infusing every meal with warmth and inspiration. Ascend to the top floor, where comfort and functionality blend seamlessly. Three versatile bedrooms await poised to accommodate your every need. Whether a productive home office, a crafting room or a tranquil sanctuary for rest and rejuvenation, each will offer boundless possibilities for personalization and creativity. Among them, the primary bedroom stands as a testament to luxury and relaxation, boasting ample space, serene ambiance, and



thoughtfully appointed details that promise a haven of comfort and repose at day's end. Head down to the walkout basement, perfect for home gym or a cave of solitude. As you step outside, a low-maintenance, fully fenced private yard unfolds before you, offering a quiet retreat from the bustle of everyday life. Here is a space for morning coffees or simply basking in the serenity of the outdoors. In addition, revel in the convenience of an attached heated garage, providing ample room for organization and protection of your belongings, no matter the season. With its seamless blend of charm and convenience, this pet friendly complex is well managed and maintained. This townhome invites you to savor moments of tranquility and connection, this is home.

Built in 1982

Essential Information

MLS® #	A2112070
Price	\$450,000
Sold Price	\$500,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,587
Acres	0.00
Year Built	1982
Type	Residential
Sub-Type	Row/Townhouse
Style	4 Level Split
Status	Sold

Community Information

Address	173 Glamis Terrace Sw
Subdivision	Glamorgan

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E6V3

Amenities

Amenities	Other
Parking Spaces	2
Parking	Single Garage Attached

Interior

Interior Features	No Smoking Home, Storage
Appliances	Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Partial, Walk-Out

Exterior

Exterior Features	Private Entrance, Private Yard, Storage
Lot Description	Back Yard, Cul-De-Sac, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 6th, 2024
Date Sold	March 11th, 2024
Days on Market	5
Zoning	M-CG d35
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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