

\$234,900 - 3313, 80 Glamis Drive Sw, Calgary

MLS® #A2112523

\$234,900

1 Bedroom, 1.00 Bathroom, 960 sqft

Residential on 0.00 Acres

Glamorgan, Calgary, Alberta

Experience the epitome of urban living in this charming open-concept condo. This top-floor unit offers a unique blend of modern design and cozy comfort, making it the perfect retreat for those seeking a harmonious balance between convenience and tranquility. As you enter the condo, you are greeted by the seamless flow of space, where the living, dining, and kitchen areas seamlessly integrate to create an expansive and inviting atmosphere. The cleverly designed open concept enhances natural West facing light throughout, creating an airy ambiance that complements the unit's contemporary aesthetic. The loft area, accessible via a stylish staircase, adds an extra layer of functionality to the space. It can be transformed into a cozy reading nook, a home office, or even a guest retreat, providing the flexibility to adapt the condo to your unique needs. The loft overlooks the main living area, creating a sense of unity and cohesion in the design. Step into the well-appointed bathroom, featuring a double vanity. The seamless combination of form and function ensures a luxurious and comfortable experience. Adjacent to the bathroom is the convenience of in-suite laundry, making daily chores a breeze. One of the standout features of this condo is the wood-burning fireplace, located strategically to be the focal point of the living space. Imagine cozying up on a winter evening, the warm glow of the fire creating a perfect backdrop for relaxation and



contemplation. This unit's top-floor location offers not only a sense of exclusivity but also no one above. Enjoy the beauty of natural light streaming in through the windows, providing a sense of connection with the outdoors while maintaining the privacy that comes with being on the top floor. For those who prioritize easy access to major driving routes, shopping, and walking paths, this condo ticks all the boxes. The location strikes a perfect balance between connectivity and tranquility, offering residents the best of both worlds. Whether you're commuting to work, exploring nearby shopping centers, or taking a leisurely stroll along scenic paths, everything you need is within reach. Don't miss the opportunity to add your personal touches to this unique home.

Built in 1981

Essential Information

MLS® #	A2112523
Price	\$234,900
Sold Price	\$247,813
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	960
Acres	0.00
Year Built	1981
Type	Residential
Sub-Type	Apartment
Style	Multi Level Unit
Status	Sold

Community Information

Address	3313, 80 Glamis Drive Sw
Subdivision	Glamorgan
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T3E 6T7

Amenities

Amenities	Parking
Parking Spaces	1
Parking	Assigned, Stall

Interior

Interior Features	Double Vanity, High Ceilings, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Baseboard, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Living Room, Wood Burning
# of Stories	4
Basement	None

Exterior

Exterior Features	Balcony
Roof	Asphalt Shingle, Flat
Construction	Cedar
Foundation	Poured Concrete

Additional Information

Date Listed	March 5th, 2024
Date Sold	March 17th, 2024
Days on Market	11
Zoning	M-C1 d70
HOA Fees	0.00

Listing Details

Listing Office	CNC Properties
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