

\$249,999 - 1214, 60 Glamis Drive Sw, Calgary

MLS® #A2113391

\$249,999

2 Bedroom, 1.00 Bathroom, 1,006 sqft

Residential on 0.00 Acres

Glamorgan, Calgary, Alberta

Are you HANDY???? Just put a bit of EFFORT into this AWESOME - SPACIOUS 2 bedroom/1 bath 1,005.66 sq ft unit - and you can call it HOME for many years! OR are you an INVESTOR looking for the perfect project to renovate - or rent out????!!!! This CORNER unit - is up only one flight of stairs and PERFECTLY located in this complex - with SO much natural light and a beautiful view of the courtyard from windows and large DECK! NO neighbours on one side!!!! Did I mention that this complex is PET friendly with board approval!!!!??? This unit can work for a single student or professional, a couple wanting a room for an office or guests, a family with 1-2 kids (the 2 bedrooms are big!) or 2 roommates! VACANT - take possession right away!!!! HUGE potential! NEW washer and dryer IN UNIT!!!!!! NO more common laundry rooms in your future! 5 piece bathroom. There is a massive STORAGE room in this unit! Great for all that extra "stuff" we all have! Could even become a small office space if needed. Assigned outdoor stall conveniently located close to BOTH the front entrance and the side entrance that has stairs right up to this unit! Visitor parking - plus street parking close by for second vehicles. Heat and water included in condo fees of \$544.69/mth. You only need to pay for Electric and Internet! Amazing location steps to bus stops, shops of ALL kinds, pubs, restaurants, coffee shops, gyms, banks, Westhills Center, Canadian Tire, London Drugs, CO-OP, Save-On Foods,



Home Sense and so much more. Did I mention it is only a 3 minute drive or a 20 min walk to the Glamorgan Bakery - to enjoy those ICONIC cheese buns! Love the mountains? This location puts you a 1 HOUR drive away from Canmore - with EASY access to the highway! Stoney Trail, Sarcee Trail, Glenmore Trail, Crowchild Trail - all major arteries close by! EASY commute to work by car - less than 15 mins to downtown! 30 mins to the airport. You can WALK to the Mount Royal University from this location - better than paying for living in residence! Easy 13 minute drive to the U of C as well! Quick walk to Glamorgan Park - where dogs are allowed! Enjoy the playground, ball diamonds and soccer fields! Access to bike paths. Come to Highland Park and check it out yourself!!!!!! Enjoy this unit and everything Glamorgan and SW Calgary offers!

Built in 1981

Essential Information

MLS® #	A2113391
Price	\$249,999
Sold Price	\$272,007
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,006
Acres	0.00
Year Built	1981
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	1214, 60 Glamis Drive Sw
Subdivision	Glamorgan

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 6T8

Amenities

Amenities	Other, Visitor Parking
Parking Spaces	1
Parking	Guest, On Street, Stall

Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, See Remarks, Stone Counters, Storage
Appliances	Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer
Heating	Baseboard, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
# of Stories	4

Exterior

Exterior Features	Balcony, Courtyard
Construction	Cedar, Wood Frame

Additional Information

Date Listed	March 8th, 2024
Date Sold	March 9th, 2024
Days on Market	1
Zoning	M-C1 d70
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Benchmark
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