

\$349,900 - 122, 35 Glamis Green Sw, Calgary

MLS® #A2113845

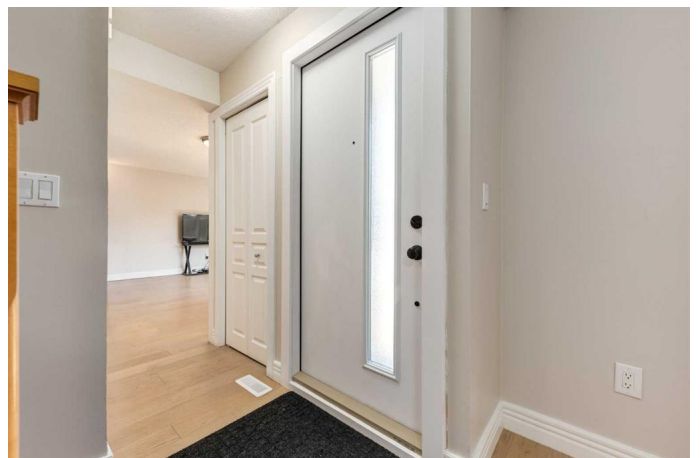
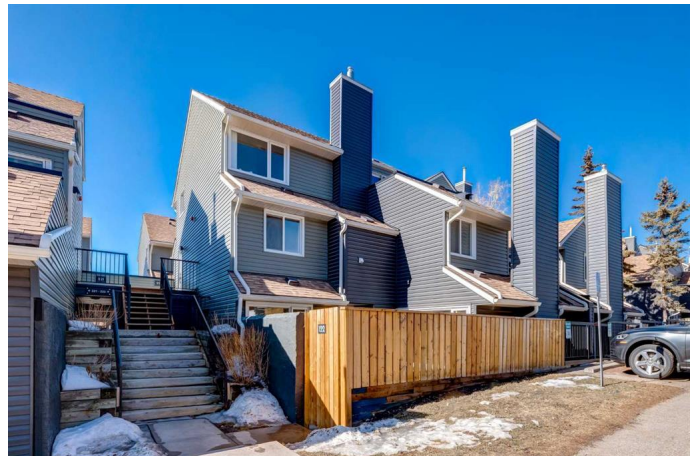
\$349,900

3 Bedroom, 2.00 Bathroom, 1,279 sqft

Residential on 0.00 Acres

Glamorgan, Calgary, Alberta

Rare find in Glamis Green. Extensively renovated prime ground floor access 3-bedroom, 2-bathroom unit (could easily add a 4th bedroom). Main floor features a large living room with new hardwood flooring and a cozy gas fireplace, an office/flex space/dining room, and plenty of maple kitchen cabinets, granite countertops, a pantry and a raised breakfast bar for meals in a hurry. A half bath and storage room complete this level. There is direct access from the unit to the attached single car garage right off the kitchen (plus an additional leased outside parking space). Upstairs you'll find three generous sized bedrooms with plenty of closet space, the main four piece bathroom and convenient in-suite laundry. The primary bedroom even has it's own private balcony. The unit features new hardwood (2020), new carpet (2020), new hot water tank (2023) and was recently painted throughout. Outside you'll enjoy the large private courtyard space, perfect for BBQing, relaxing or dining. The complex has undergone a significant modernization including new siding, new front entrance doors, some new windows and other improvements to the building envelope making sure it's enjoyable for years to come. Easy access to MRU and Westhills. Welcome to your pet free and smoke free home.



Built in 1980

Essential Information

MLS® #	A2113845
Price	\$349,900
Sold Price	\$340,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,279
Acres	0.00
Year Built	1980
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	122, 35 Glamis Green Sw
Subdivision	Glamorgan
City	Calgary
County	Calgary
Province	Alberta
Postal Code	t3e 6t9

Amenities

Amenities	Trash
Parking Spaces	1
Parking	Single Garage Attached

Interior

Interior Features	Granite Counters, No Animal Home, No Smoking Home, Storage, Vinyl Windows
Appliances	Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Stone
Basement	None

Exterior

Exterior Features	Other
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Slab

Additional Information

Date Listed	March 15th, 2024
Date Sold	April 11th, 2024
Days on Market	27
Zoning	M-C1 d70
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Landan Real Estate
----------------	---------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.