

# \$349,900 - 130, 46 Glamis Green Sw, Calgary

MLS® #A2131604

**\$349,900**

3 Bedroom, 2.00 Bathroom, 1,102 sqft

Residential on 0.00 Acres

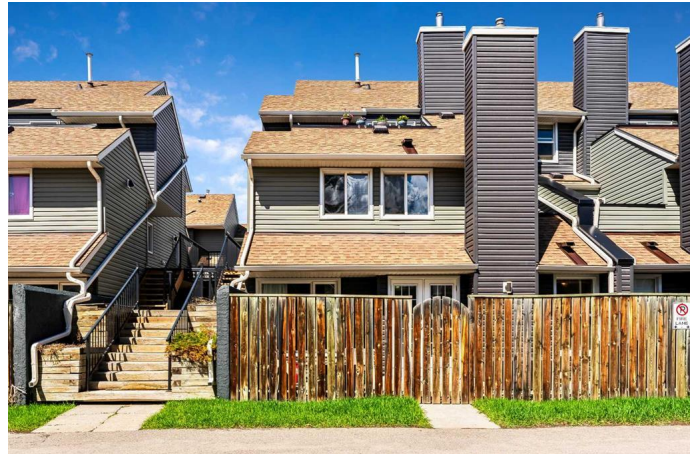
Glamorgan, Calgary, Alberta

Welcome to #130 Glamis Green! This stunning three-bedroom townhouse, is perfect for comfortable living and modern conveniences. The main floor features gleaming hardwood floors, and open concept living. The kitchen is complete with granite countertops and sizeable pantry. The kitchen opens up to the cozy living room. A bright dining room and 2 pc bathroom complete this main level. The primary bedroom boasts a private balcony, providing a serene retreat. You will appreciate the convenience of the laundry room located on the upper level. Two additional generous sized bedrooms can be found on the second level. You will enjoy the privacy of your own fenced courtyard, perfect for enjoying the outdoors, BBQing or container gardening. The property also includes a single attached garage, offering both convenience and security. There is additional locked storage found outside of the unit. Don't miss your opportunity to take advantage of this amazing property close to schools, shopping and close to downtown!

Built in 1979

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2131604  |
| Price      | \$349,900 |
| Sold Price | \$370,000 |
| Bedrooms   | 3         |



|                |               |
|----------------|---------------|
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,102         |
| Acres          | 0.00          |
| Year Built     | 1979          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Sold          |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 130, 46 Glamis Green Sw |
| Subdivision | Glamorgan               |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3E6S4                  |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Other                  |
| Parking Spaces | 1                      |
| Parking        | Single Garage Attached |

### Interior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, No Smoking Home, Open Floorplan                                                                |
| Appliances        | Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                                       |
| Cooling           | None                                                                                                             |
| Fireplace         | Yes                                                                                                              |
| # of Fireplaces   | 1                                                                                                                |
| Fireplaces        | Gas                                                                                                              |
| Basement          | None                                                                                                             |

### Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Balcony, Private Yard |
| Lot Description   | See Remarks           |
| Roof              | Asphalt Shingle       |

|              |                 |
|--------------|-----------------|
| Construction | Vinyl Siding    |
| Foundation   | Poured Concrete |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 23rd, 2024 |
| Date Sold      | May 30th, 2024 |
| Days on Market | 7              |
| Zoning         | M-C1 d70       |
| HOA Fees       | 0.00           |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.