

\$412,800 - 115, 34 Glamis Green Sw, Calgary

MLS® #A2159815

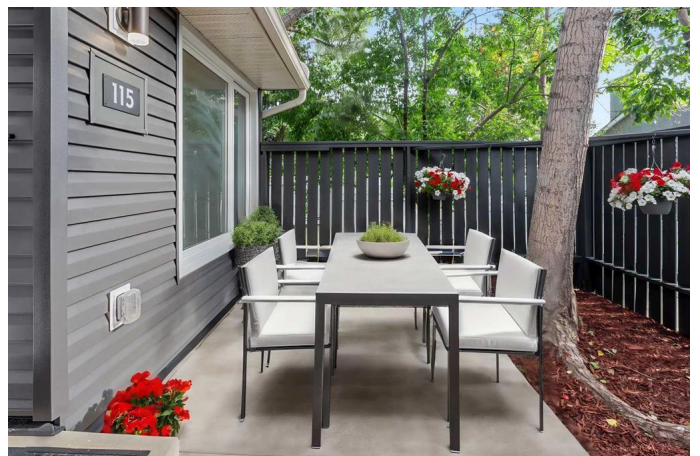
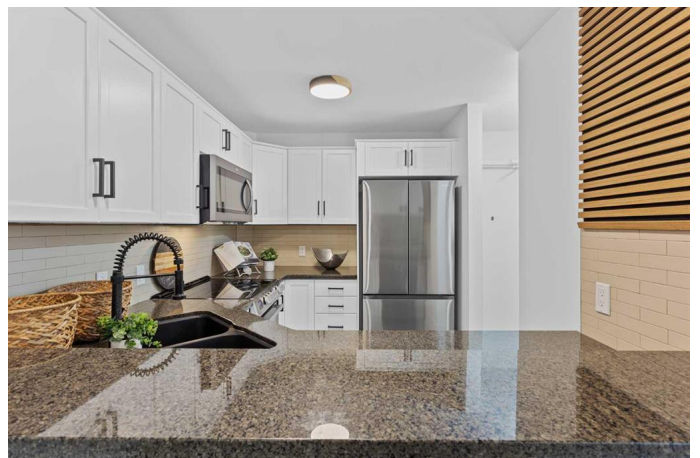
\$412,800

2 Bedroom, 2.00 Bathroom, 1,241 sqft

Residential on 0.00 Acres

Glamorgan, Calgary, Alberta

THIS IS THE ONE! ALL SPECIAL ASSESSMENTS PAID, this RENOVATED UNIT is your opportunity to get into Glamorgan where you get to enjoy a sub-urban charm, quiet/safe streets w/ big trees all while being in a very central location. As you reach Glamis Green, youâ€™ll notice street parking out front, heading in, look for building #34 & down the path, youâ€™ll find 1 of 2 entrances into your unit. Immediately youâ€™ll see that this is an END UNIT, which means youâ€™ve got extra windows & a bigger WEST-FACING YARD. Imagine sitting here w/ your friends, or letting your dog out w/ peace of mind that your yard is fenced & not shared w/ anyone. This fence has just been painted to go w/ the building's mandated colour, youâ€™ve got water access & zero maintenance. Heading inside, youâ€™ll notice gorgeous WIDE PLANK WOODEN FLOORS, freshly + PROFESSIONALLY PAINTED WALLS THROUGHOUT, in an off-white colour - take a look at the virtually staged photos for visual inspo! To the right is a flex space that could be used as a formal dining room or could have a day bed for guests, be a work-from-home space, a hobby room or a playroom. Down the hall, you have a large coat/cleaning closet, a guest bathroom & straight ahead is your open-concept living room/kitchen. The kitchen has been fully renovated with w/professionally painted cabinets in everyoneâ€™s favourite colour-WHITE, a timeless cream-coloured backsplash, GRANITE COUNTERTOPS &



best of all, every single appliance is BRAND NEW, STRAIGHT OUT OF THE BOX - youâ€™ll be the first to enjoy each one. Outside your kitchen, youâ€™ll notice a door into your SINGLE-CAR GARAGE, you have your utility closet w/ storage & a good-sized PANTRY. Your living room has an oversized window w/ views of your yard, room for a U-shaped or oversized couch, you even have room for a round dining table, or bar seating over your island. Youâ€™ll be so impressed by the SIZE of this room & youâ€™ll LOVE your STONE GAS FIREPLACE that is the focal piece. Heading upstairs, a maple staircase w/ modern spindles guide you UP & take a moment to appreciate the BEAUTIFUL LIGHTING in this unit. Upstairs, youâ€™ll find 2 BEDROOMS, the Primary bedroom would fit a queen bed, nightstands, a wall for a TV & you have room for another closet/dresser. You have a linen closet, a 4-piece bathroom, UPSTAIRS LAUNDRY w/ BRAND NEW WASHER/DRYERS & a cabinet for your detergents. You also have a 2nd bedroom w/ CLOSET BUILT-INS. Youâ€™re MINUTES to downtown, Mount Royal University & an easy drive to UofC. You have established Public, Catholic & Private schools, quick access to Calgaryâ€™s major roadways, the West LRT C-train, bus routes & EVERYTHING YOU CAN THINK OF IS CLOSE (ie. London Place West, Richmond Square, Signal Hill & West Hills). Nature lovers will enjoy having Weaselhead Flats Environmental Park & Glamorgan Park for biking paths, playgrounds + sporting courts & you are 1hr to Canmore & w/in 1.5hrs to Banff. PLEASE WATCH THE VIDEO for more!

Built in 1980

Essential Information

MLS® #	A2159815
Price	\$412,800

Sold Price	\$405,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,241
Acres	0.00
Year Built	1980
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	115, 34 Glamis Green Sw
Subdivision	Glamorgan
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1E 6V1

Amenities

Amenities	Other
Parking Spaces	1
Parking	Alley Access, Enclosed, Garage Faces Rear, Secured, Shared Driveway, Single Garage Attached

Interior

Interior Features	Breakfast Bar, Central Vacuum, Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Soaking Tub, Storage, Vinyl Windows
Appliances	Dishwasher, Electric Stove, ENERGY STAR Qualified Appliances, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Stone, Zero Clearance

Basement None

Exterior

Exterior Features Private Entrance, Private Yard

Lot Description Backs on to Park/Green Space, Corner Lot, Front Yard, Low Maintenance Landscape, Landscaped, Private

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed August 22nd, 2024

Date Sold September 19th, 2024

Days on Market 28

Zoning M-C1 d70

HOA Fees 0.00

Listing Details

Listing Office RE/MAX First

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