

# \$269,900 - 10b, 80 Galbraith Drive Sw, Calgary

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MLS® #A2162050

**\$269,900**

2 Bedroom, 1.00 Bathroom, 868 sqft

Residential on 0.00 Acres

Glamorgan, Calgary, Alberta

Welcome to 80 Galbraith Drive SW, a fantastic condo located in the well maintained Glenmore on the Parc complex in Calgary. This 2 bedroom, 1 bathroom unit offers an excellent opportunity for both investors and homeowners. Situated on the second floor of a desirable 3 storey concrete building, it provides an added sense of security and peace of mind. Its prime location, close to Mount Royal University, Glenmore Trail, and Stoney Trail, ensures convenient access to commuting routes and local amenities. The condo features an in-suite laundry room, newer laminate flooring, and a recently updated refrigerator. Both bedrooms are generously sized, while the open layout living area enhances the overall sense of space, perfect for daily living and gatherings. Additional features include a dedicated storage room for added convenience, access to the expansive green space behind the building, one powered parking stall, and the option to rent a second parking stall. Whether you're seeking a comfortable residence or a sound investment near the university, this property is well positioned to meet your needs.

Built in 1971

## Essential Information

MLS® #                    A2162050

Price                      \$269,900



Sold Price	\$270,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	868
Acres	0.00
Year Built	1971
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

### Community Information

Address	10b, 80 Galbraith Drive Sw
Subdivision	Glamorgan
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 4Z6

### Amenities

Amenities	Park, Picnic Area, Trash, Visitor Parking
Parking Spaces	1
Parking	Additional Parking, Assigned, Parking Lot, Plug-In, Stall

### Interior

Interior Features	Bookcases, Built-in Features, Ceiling Fan(s), Closet Organizers
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Boiler, Hot Water
Cooling	None
# of Stories	3
Basement	None

### Exterior

Exterior Features	Balcony, Lighting
Roof	Flat, Membrane
Construction	Brick, Concrete, Wood Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	September 9th, 2024
Date Sold	September 23rd, 2024
Days on Market	14
Zoning	M-C1 d54
HOA Fees	0.00

**Listing Details**

Listing Office	Manor Hill Realty YYC Inc.
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