

\$370,000 - 216, 34 Glamis Green Sw, Calgary

MLS® #A2164466

\$370,000

2 Bedroom, 2.00 Bathroom, 1,055 sqft

Residential on 0.00 Acres

Glamorgan, Calgary, Alberta

SELLE TO PAY ALL SPECIAL ASSESSMENTSCORNER UNIT | 2 BEDROOMS + 1.5 BATHROOMS | 2 STOREY UNIT | ATTACHED GARAGE | IN-SUITE LAUNDRY | OPEN CONCEPT DESIGN | STONE COUNTERTOPS | HARDWOOD FLOORS | 2 LARGE PATIOS | OUTSTANDING LOCATION | Fantastic 2 bedroom + 1.5 bathroom corner unit with an attached garage and 2 private patios nestled amongst mature trees. The upper floor is bright and airy with hardwood floors and an open concept layout. Prep, cook and host with ease in the well laid out kitchen featuring granite countertops, timeless subway tile and a breakfast bar for casual meals. The dining room has ample space for gathering and entertaining. Patio sliders lead to the incredible upper level deck surrounded by lush landscaping making it ideal for weekend barbeques, peaceful morning coffees or evening beverages. Spend cooler weather relaxing in front of the focal stone fireplace in the living room. A handy powder room completes this level. 2 spacious bedrooms both with dual closets grace the main level also home to a 4-piece bathroom and a convenience laundry room. Wonderfully located within walking distance to London Place West with shopping, restaurants and more. Plus endless additional options at neighbouring Signal Hill and West Hills. This friendly community also boasts extensive walking paths, numerous parks, both public



and separate schools, a skating rink (with skate shack and fireplace), sports courts and a very active community centre with year-round programs and activities for all ages! A quick commute to downtown is the icing on the cake!

Built in 1980

Essential Information

MLS® #	A2164466
Price	\$370,000
Sold Price	\$360,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,055
Acres	0.00
Year Built	1980
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	216, 34 Glamis Green Sw
Subdivision	Glamorgan
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 6V1

Amenities

Amenities	Visitor Parking
Parking Spaces	1
Parking	Single Garage Attached

Interior

Interior Features	Breakfast Bar, Granite Counters, Open Floorplan
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Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Basement	None

Exterior

Exterior Features	Balcony
Lot Description	Low Maintenance Landscape, Many Trees
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 10th, 2024
Date Sold	October 4th, 2024
Days on Market	24
Zoning	M-C1 d70
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX House of Real Estate
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