

59 GLAMIS Drive #202, Calgary T3E 6V4

MLS® #: **A2145792** Area: **Glamorgan** Listing Date: **07/04/24** List Price: **\$350,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **1980**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat:
 Park Feat: **Assigned, Guest, Stall**

Finished Floor Area

Abv Sqft: **890**
 Low Sqft:
 Ttl Sqft: **890**

DOM

74

Layout

Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Multi Level Unit**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Tar/Gravel**
 Heating: **Baseboard, Boiler, Natural Gas**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Cement Fiber Board, Concrete, Stone**
 Flooring: **Carpet, Ceramic Tile**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings**
 Int Feat: **Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Vinyl Windows, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	6' 9" x 13' 2"	Bedroom	Main	15' 3" x 12' 5"
Foyer	Main	5' 5" x 5' 7"	Kitchen	Main	8' 6" x 15' 1"
Living Room	Main	14' 7" x 23' 8"	Office	Main	11' 3" x 8' 11"
Walk-In Closet	Main	9' 2" x 5' 4"			

Legal/Tax/Financial

Condo Fee: **\$508** Title: **Fee Simple** Zoning: **DC (pre 1P2007)**

Fee Freq:
Monthly

Legal Desc: **9910148**

Remarks

Pub Rmks: **Imagine coming home to this stunning INDUSTRIAL-STYLE LOFT condo in the heart of Glamorgan. With its soaring, exposed ceilings and contemporary finishes, this unique space offers both style and comfort. This beautiful home is warm and inviting, yet reminiscent of a modern, funky New York loft. It has been updated with contemporary finishings, stainless steel appliances and beautiful white cabinetry. The main living area is a completely open concept space, allowing for a variety of living and dining room options. You will LOVE the exposure of this unit - enormous windows in the main living space allow natural sunlight to spill in. There are no neighbours behind - just a beautiful quiet park to look out on. Take a small flight of stairs up to your bedroom loft! You'll love how bright, airy and spacious it is, and you'll especially appreciate your large walk-in closet! Enjoy your morning cup of coffee or an evening beverage on your own private balcony, just off the bedroom. While this is technically a 3 storey building, this second floor CORNER unit is actually on the TOP FLOOR, so enjoy quiet living, at it's finest! This condo is the best of both worlds: the vibe of a downtown apartment, with the serenity of a quiet, mature residential neighborhood. Glamorgan is an amazing community with quiet streets, schools, parks and pathways, yet just steps from Westhills Shopping Centre, Stoney Trail, North Glenmore & Weaselhead parks, Mount Royal University and the West LRT. This is one you won't want to miss out on - book your showing today!**

Inclusions: **n/a**
Property Listed By: **Real Broker**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123