

86 GLAMIS Green #279, Calgary T3E 6V1

MLS®#: **A2152462** Area: **Glamorgan** Listing Date: **07/25/24** List Price: **\$384,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat: **Back Lane,Backs on to Park/Green Space,Brush,Fruit Trees/Shrub(s),Landscaped,Treed**
 Park Feat: **Single Garage Attached**

DOM

53
Layout
 Beds: **2 (2)**
 Baths: **1.5 (1 1)**
 Style: **Townhouse**

Parking

Ttl Park: **1**
 Garage Sz: **1**

Utilities and Features

Roof: **Asphalt** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Central** Flooring: **Carpet,Ceramic Tile,Hardwood**
 Sewer: Water Source:
 Ext Feat: **Balcony** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Oven,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer**
 Int Feat: **Granite Counters,No Animal Home,No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	9`7" x 16`0"	Bedroom	Main	9`6" x 9`7"
4pc Bathroom	Main	6`2" x 9`6"	Living Room	Upper	161`5" x 16`11"
Kitchen	Upper	9`5" x 8`11"	Furnace/Utility Room	Upper	6`3" x 3`4"
2pc Bathroom	Upper	6`2" x 2`11"	Dining Room	Upper	9`6" x 10`2"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$435

Fee Simple

M-C1

Fee Freq:

Monthly

Legal Desc: **0611634**

Remarks

Pub Rmks: **Welcome to the Glamis Green complex in the heart of Glamorgan! This stunning 2-bedroom, 1.5-bathroom end unit offers the best location in the complex, overlooking a beautiful green space with tree-lined paths. Enjoy abundant natural light, an attached and insulated single garage, a soothing gas fireplace, and two spacious bedrooms. The unit features a sizeable balcony overlooking a secluded area, a second balcony, in-suite laundry, and ample storage space. The kitchen boasts granite countertops, maple cabinets, and a breakfast bar. Building #86 in Glamis Green offers a quiet retreat within the complex. Relax on your balcony and take in the picturesque greenery. This unit provides easy access to shopping, schools, and city transit, with Westhills Towne Centre nearby for all your shopping and entertainment needs. Two bus stops within walking distance ensure smooth commutes to downtown. Major roadways like Stoney Trail, Sarcee Trail, and Glenmore Trail are also nearby, offering easy access to downtown and the mountains. The Glamis Green condo is a well-managed complex with plenty of visitor parking. With its blend of tranquility and convenience, you'll love living here! Many units within this complex still require a special assessment to be paid, not this one. ***ASSESSMENT IS FULLY PAID OFF FOR THIS UNIT*** Book a showing before it's too late!**

Inclusions: **N/A**

Property Listed By: **MaxWell Capital Realty**

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