

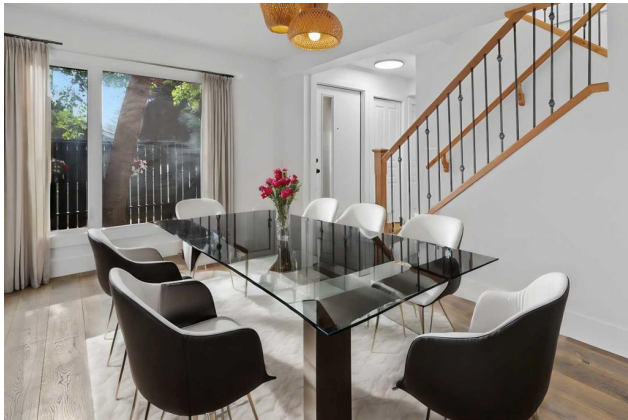


THE
A-TEAM

**RE/MAX
FIRST**

34 GLAMIS Green #115, Calgary T1E 6V1

MLS® #: **A2159815** Area: **Glamorgan** Listing Date: **08/22/24** List Price: **\$412,800**
 Status: **Pending** 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: **Finished Floor Area**
 Lot Shape: **Abv Sqft: 1,240**
Low Sqft:
Ttl Sqft: 1,240

DOM

27
Layout
 Beds: **2 (2)**
 Baths: **1.5 (1 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space, Corner Lot, Front Yard, Low Maintenance Landscape, Landscaped, Private**
 Park Feat: **Alley Access, Enclosed, Garage Faces Rear, Secured, Shared Driveway, Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air, Natural Gas**
 Sewer:
 Ext Feat: **Private Entrance, Private Yard**

Construction: **Vinyl Siding, Wood Frame**
 Flooring: **Hardwood, Tile, Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Stove, ENERGY STAR Qualified Appliances, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings**
 Int Feat: **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**

Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|-------------------|-------|----------------|--------------------------|-------|----------------|
| Flex Space | Main | 14`4" x 9`5" | Living Room | Main | 15`10" x 10`7" |
| Dining Room | Main | 10`11" x 5`10" | Kitchen With Eating Area | Main | 9`8" x 7`3" |
| 2pc Bathroom | Main | 6`10" x 2`10" | Furnace/Utility Room | Main | 8`0" x 6`1" |
| Bedroom - Primary | Upper | 12`8" x 9`5" | Bedroom | Upper | 9`5" x 9`5" |
| 4pc Bathroom | Upper | 9`4" x 6`2" | Laundry | Upper | 6`1" x 5`8" |

Legal/Tax/Financial

Condo Fee:
\$435

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1 d70

Legal Desc: **0611634**

Remarks

Pub Rmks: **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, you'll notice street parking out front, heading in, look for building #34 & down the path, you'll find 1 of 2 entrances into your unit. Immediately you'll see that this is an END UNIT, which means you'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, you've got water access & zero maintenance. Heading inside, you'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 everyone'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 - you'll be the first to enjoy each one. Outside your kitchen, you'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. You'll be so impressed by the SIZE of this room & you'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, you'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. You're MINUTES to downtown, Mount Royal University & an easy drive to UofC. You have established Public, Catholic & Private schools, quick access to Calgary'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!**

Inclusions:
Property Listed By: **N/A**
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TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123