



THE
A-TEAM

**RE/MAX
FIRST**

87 GLAMIS Green #287, Calgary T3E 6T9

MLS® #: **A2161487**

Area: **Glamorgan**

Listing Date: **09/05/24**

List Price: **\$358,000**

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:
Lot Shape:

Finished Floor Area
Abv Sqft: **1,213**
Low Sqft:
Ttl Sqft: **1,213**

DOM

13
Layout
Beds: **3 (3)**
Baths: **1.5 (1 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat:

Park Feat:

Landscaped
Heated Garage,Oversized,Single Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Storage**

Construction: **Vinyl Siding**
Flooring: **Carpet,Hardwood,Tile**
Water Source:
Fnd/Bsmt: **Slab**

Kitchen Appl: **Dishwasher,Dryer,Electric Oven,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Granite Counters,Storage**
Utilities:

Room Information

Room	Level	Dimensions
Bedroom - Primary	Main	10`8" x 9`5"
4pc Bathroom	Main	9`3" x 6`2"
Dining Room	Second	16`10" x 6`1"
Living Room	Second	16`10" x 9`10"
Furnace/Utility Room	Second	6`1" x 2`10"

Room	Level	Dimensions
Bedroom	Main	10`7" x 9`5"
2pc Bathroom	Second	6`2" x 2`10"
Kitchen	Second	9`8" x 9`0"
Bedroom	Second	12`8" x 9`5"

Legal/Tax/Financial

Condo Fee:
\$499

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1 d70

Legal Desc: **0611634**

Remarks

Pub Rmks: **Nestled within a wonderfully updated complex on a quiet street in the mature neighbourhood of Glamorgan, you'll find this stylish end unit townhome with 3 bedrooms! Park your car in your oversized attached, heated garage (so much extra space for your treasures!) and walk up the stairs to your private entrance. (right next to your own locked storage room) Once inside, you'll appreciate the welcoming entrance; an easy space to remove your coat or greet your family and friends. This main level offers 2 nicely sized bedrooms with double closets - both lower bedrooms are steps away from the 4 piece bathroom. The upper floor has really nice natural light and offers a lovely third bedroom/office. The kitchen has a lovely west facing window and is nicely designed to offer an abundance of counter space and great storage. From the kitchen you can look into the beautiful dining area and large living room with feature fireplace. Step through the sliding doors to a cozy and private deck....a great place to entertain or enjoy quiet time to yourself. Pets are permitted with board approval.**

Inclusions: **N/A**
Property Listed By: **Real Estate Professionals Inc.**

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









