



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**36 GLAMIS Green #217, Calgary T3E 6V1**

MLS® #: **A2163113**      Area: **Glamorgan**      Listing Date: **09/05/24**      List Price: **\$319,000**  
 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: **Low Maintenance Landscape**  
 Park Feat: **Single Garage Attached**

Finished Floor Area

Abv Sqft: **1,182**  
 Low Sqft:  
 Ttl Sqft: **1,182**

DOM

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

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Private Entrance**

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

Kitchen Appl: **Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer**  
 Int Feat: **Ceiling Fan(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Bedroom - Primary</b>	<b>Main</b>	<b>9' 6" x 16' 2"</b>	<b>Bedroom</b>	<b>Main</b>	<b>12' 11" x 9' 7"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>9' 7" x 6' 4"</b>	<b>2pc Bathroom</b>	<b>Second</b>	<b>3' 0" x 6' 5"</b>

Legal/Tax/Financial

Condo Fee: **\$435**      Title: **Fee Simple**      Zoning: **M-C1 d70**  
 Fee Freq:

**Monthly**

Legal Desc: **0611634**

Remarks

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Pub Rmks: **Welcome to 217 36 Glamis Green SW, a beautifully maintained home nestled in the highly sought-after community of Glamorgan. This home is located in a townhouse row which is very well kept and professionally maintained. It has 2 bedrooms, 1.5 bathroom and a single attached garage. This is a spacious living area with kitchen and living room connected. You will find all the convenience in this house: granite countertops, a silestone undermount sink, a breakfast eating bar, vinyl plank flooring. A lovely fireplace in the living room adds warmth and charm, making it a perfect spot to unwind during cooler months. This house features a large rooftop patio in the back making it a favorite spot for summer days BBQ or to enjoy a night view. Located in a tranquil neighborhood with easy access to local amenities, parks, and schools, a short distance from Mount Royal University. Book your showing today and make this cozy place your home!**

Inclusions: **Gazebo outside**

Property Listed By: **CIR Realty**

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