



THE
A-TEAM

**RE/MAX
FIRST**

64 GLAMIS Gardens, Calgary T3E 6S4

MLS®#: **A2163383** Area: **Glamorgan** Listing Date: **09/06/24** List Price: **\$529,900**
 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:
 Access:
 Lot Feat: **Back Yard,Backs on to Park/Green Space,Few Trees**
 Park Feat: **Single Garage Attached**

Finished Floor Area
 Abv Sqft: **1,494**
 Low Sqft:
 Ttl Sqft: **1,494**

DOM

12
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stucco,Wood Frame**
 Heating: **Forced Air** Flooring: **Laminate,Tile**
 Sewer: Ext Feat: **Playground,Private Yard** Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Cooktop,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **High Ceilings,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Recessed Lighting,Storage**
 Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|-------------------|---------|----------------|----------------------|---------|---------------|
| Foyer | Main | 6`5" x 8`0" | Living Room | Second | 17`2" x 13`2" |
| 2pc Bathroom | Third | 4`7" x 4`8" | Breakfast Nook | Third | 8`4" x 11`7" |
| Dining Room | Third | 10`1" x 8`11" | Kitchen | Third | 10`1" x 11`2" |
| 3pc Ensuite bath | Level 4 | 7`3" x 6`0" | 4pc Bathroom | Level 4 | 7`3" x 6`1" |
| Bedroom | Level 4 | 8`4" x 12`4" | Bedroom | Level 4 | 8`6" x 11`2" |
| Bedroom - Primary | Level 4 | 14`11" x 13`6" | Furnace/Utility Room | Lower | 17`3" x 15`7" |

Legal/Tax/Financial

Condo Fee:
\$433

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-CG d28

Legal Desc: **8011111**

Remarks

Pub Rmks: **Prepare to fall in love with this exquisitely renovated townhome, where no detail has been overlooked. Step inside to discover an array of luxurious upgrades, starting with newer, energy-efficient windows and sleek knockdown ceilings. The stunning kitchen boasts high-gloss custom cabinetry, complemented by elegant quartz marble countertops and a striking chevron backsplash. A spacious island invites you to gather, while top-tier stainless steel appliances, including a water/ice fridge, promise modern convenience. Illuminated by designer LED lighting and an abundance of pot lights, the entire home shines atop rich, wide plank luxury flooring. The centerpiece of the living room is a wood-burning fireplace with gas assist, beautifully adorned with patterned concrete tile. Upstairs, three spacious bedrooms and 2 sumptuous bathrooms await. The master suite features his-and-hers closets, while the spa-like ensuite dazzles with a custom shower and sleek black fixtures. The guest bath is equally impressive, with marble porcelain tile and elegant gold-accented taps and fixtures. Each of the bathrooms is graced with quartz countertops and finished with the same sophisticated knockdown ceilings. Soaring 13-foot ceilings create an airy ambiance in the living room, which opens onto a private, fenced outdoor space—perfect for summer barbecues and entertaining. The lower level contains the laundry room with a newer washer & dryer, so much storage its insane and a brand new hot water tank. An attached garage and extended driveway provide ample parking, while nearby parks, playgrounds, and schools, as well as Westhills Town Centre and Mount Royal University. This gem of a home is ready for a quick possession date and pets are welcome with board approval. Don't miss the opportunity to make this elegant retreat yours!**

Inclusions:
Property Listed By: **Ring Doorbell, Alarm Hardware
Royal LePage Benchmark**

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









