

70 GLAMIS Drive #2135, Calgary T3E 6T6

MLS®#: **A2167880** Area: **Glamorgan** Listing Date: **09/21/24** List Price: **\$235,000**
 Status: **Active** County: **Calgary** Change: **-\$15k, 15-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**
 Sub Type: **Calgary**
 City/Town: **Calgary**
 Year Built: **1981**
Lot Information
 Lot Sz Ar:
 Lot Shape:
 Access:
 Lot Feat:
 Park Feat: **Stall**

Finished Floor Area
 Abv Sqft: **701**
 Low Sqft:
 Ttl Sqft: **701**

DOM

61
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony**
 Construction: **Wood Frame**
 Flooring: **Laminate**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer**
 Int Feat: **Breakfast Bar**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Laundry	Main	11`5" x 4`9"	Entrance	Main	6`11" x 4`2"
4pc Bathroom	Main	11`5" x 7`8"	Kitchen	Main	8`6" x 8`1"
Dining Room	Main	7`7" x 12`8"	Living Room	Main	13`5" x 12`8"
Bedroom - Primary	Main	15`8" x 11`6"	Porch - Enclosed	Main	8`1" x 6`5"

Legal/Tax/Financial

Condo Fee: **\$384** Title: **Fee Simple** Zoning: **M-C1 d70**

Fee Freq:
Monthly

Legal Desc: **9111388**

Remarks

Pub Rmks: **This open concept 701 sqft condo in Glamorgan is perfect for the first time buyer looking to get into the market, the investor looking for positive cash flow, or the empty nester looking to downsize. Laminate flooring flows from the dining to living space, and into the very spacious bedroom with room for all your furniture! The updated bathroom has an amazing vanity + more counter & cupboard space for extra storage. The cute, functional kitchen opens to the dining space for easy access. Ground floor unit offers patio doors that lead to your private outdoor space which takes you to a greenbelt/pathway. The unit is finished with a wood burning fireplace, neutral paint throughout, full-size washer/dryer, in-suite storage/laundry room + assigned parking stall. Any retail, restaurants, shops, or service providers you need are just minutes away. Steps to London drugs, and a quick walk to Co-op, Sobey's, or Canadian tire. Easy access to major thoroughfares to get into the City or out!**

Inclusions: **N/A**
Property Listed By: **Save Max Star**

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







