



THE
A-TEAM

**RE/MAX
FIRST**

54 GLAMIS Green #148, Calgary T3e6V1

MLS® #: **A2179739**

Area: **Glamorgan**

Listing Date: **11/17/24**

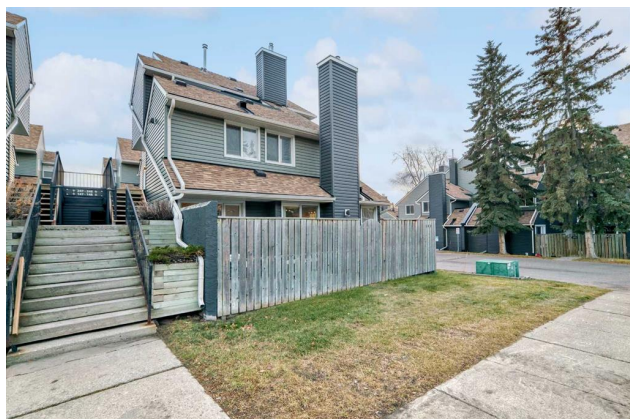
List Price: **\$375,000**

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:

Finished Floor Area

Abv Sqft: **1,087**
Low Sqft:
Ttl Sqft: **1,087**

DOM

16
Layout
Beds: **4 (4)**
Baths: **1.5 (1 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Cul-De-Sac,Lawn,Low Maintenance Landscape,No Neighbours Behind,Landscaped,Street Lighting**
Park Feat: **Single Garage Attached**

Utilities and Features

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

Construction: **Concrete**
Flooring: **Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Built-in Features,Granite Counters,Kitchen Island,No Animal Home,Open Floorplan,Pantry,Primary Downstairs,See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	16`0" x 10`8"
Kitchen	Main	7`6" x 10`8"
Bedroom	Main	9`6" x 11`1"
4pc Bathroom	Second	6`3" x 9`5"
Bedroom	Second	9`6" x 7`4"
Balcony	Second	5`11" x 6`8"

Room	Level	Dimensions
Dining Room	Main	11`1" x 4`7"
Furnace/Utility Room	Main	4`6" x 6`2"
2pc Bathroom	Main	6`2" x 0`11"
Bedroom	Second	9`6" x 7`4"
Bedroom - Primary	Second	9`6" x 10`7"
Laundry	Second	2`11" x 4`10"

Legal/Tax/Financial

Condo Fee:
\$470

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1

Legal Desc: **0611634**

Remarks

Pub Rmks: **Beautifully fully renovated End unit 3 bedroom plus den/bedroom townhouse in the desirable community of Glamorgan, mins to West hills shops and restaurants, schools and parks all min away with tons of transportation available this is established community. Large family home (main level bedroom, needs to add a closet) ready to be moved in to before Xmas. Newly painted throughout, Brand NEW Lux vinyl plank floors on every floor, open main level kitchen with granite breakfast island plus dining room still leaving plenty of room for a large family/living room with patio doors to a private fenced yard, centered by a stone fireplace. Main level offers Bedroom for guests/ growing family or in-laws. Upper level offers 3 additional bedrooms with a Mater retreat bedroom opening to a large/ private Balcony, 2 more bedrooms and upper level laundry with a full bath. All new window coverings, bright lights, large closets, new granite sinks and counters through out, stainless steel appliances. Over sized corner attached garage newly drywalled and painted which has room for storage/ bike parking or even a working space. Furnace just cleaned, new thermostat installed and much much more. TURN KEY HOME ready for your family**

Inclusions:
Property Listed By: **N/A**
Royal LePage Solutions

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







