



THE
A-TEAM

**RE/MAX
FIRST**

77 GLAMIS Green #174, Calgary T3E 6T9

MLS® #: **A2186053** Area: **Glamorgan** Listing Date: **01/08/25** List Price: **\$360,000**
 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: **Front Yard,Landscaped**
 Park Feat: **Single Garage Attached**

Finished Floor Area

Abv Sqft: **1,152**
 Low Sqft:
 Ttl Sqft: **1,152**

DOM

24

Layout

Beds: **2 (2)**
 Baths: **1.5 (1 1)**
 Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Private Entrance,Private Yard**

Construction: **Vinyl Siding**
 Flooring: **Ceramic Tile,Other**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**
 Int Feat: **Breakfast Bar,High Ceilings,Open Floorplan**
 Utilities:

Room Information

Room	Level	Dimensions
Bedroom - Primary	Second	12`8" x 9`5"
2pc Bathroom	Main	6`11" x 2`8"
Laundry	Main	6`1" x 5`7"

Room	Level	Dimensions
Bedroom	Second	9`5" x 9`5"
4pc Bathroom	Second	6`6" x 6`1"
Kitchen	Main	10`8" x 7`10"

Legal/Tax/Financial

Condo Fee: **\$484** Title: **Fee Simple** Zoning: **M-C1**

Fee Freq:
Monthly

Legal Desc: **0611634**

Remarks

Pub Rmks: **Welcome to Glamis Green in Glamorgan! This charming home offers convenient ground-level access end corner unit and a private yard, with no additional condo fees to worry about! Unlike many other homes with outstanding payments added to regular condo fees, this home's price reflects its exceptional value. Step into a fresh, move-in-ready space featuring 2 bedrooms and 1.5 baths with a single heated attached garage. The main floor welcomes you with a bright family room that overlooks your private yard through a large window. The cozy living room features a fireplace and hardwood flooring, adding warmth and character to the space. The kitchen is a culinary delight with granite countertops, maple cabinets, and a breakfast bar. Located in an ideal spot, you'll be close to Mount Royal University, Westhills, Shopping, Richmond Square, schools, parks, public transit, and a host of other amenities. Call today for your private showing!**

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

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





