



THE
A-TEAM

**RE/MAX
FIRST**

23 GALBRAITH Drive, Calgary T3E 4Z5

MLS®#: **A2190891** Area: **Glamorgan** Listing Date: **01/29/25** List Price: **\$779,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1962**
Lot Information
 Lot Sz Ar: **5,199 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,129**
 Low Sqft:
 Ttl Sqft: **1,129**

DOM

4
Layout
 Beds: **3 (3)**
 Baths: **3.0 (3 0)**
 Style: **4 Level Split**

Parking

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

Access:
 Lot Feat: **Back Lane,Landscaped,Rectangular Lot,Treed**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Playground**
 Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Garage Control(s),Microwave Hood Fan,Range,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Built-in Features,No Animal Home,No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	4`0" x 6`3"	Living Room	Main	17`1" x 13`2"
Kitchen	Main	11`4" x 12`8"	Dining Room	Main	8`3" x 13`1"
Family Room	Third	12`2" x 17`2"	Bedroom	Third	12`2" x 9`2"
3pc Bathroom	Third	8`4" x 7`4"	Bedroom - Primary	Second	12`8" x 12`5"
4pc Ensuite bath	Second	4`11" x 8`6"	Walk-In Closet	Second	5`7" x 8`1"
Bedroom	Second	9`4" x 17`10"	4pc Bathroom	Second	4`11" x 7`2"
Laundry	Level 4	10`11" x 12`7"	Game Room	Level 4	12`8" x 20`2"

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

2642HQ

Remarks

Pub Rmks: **Beautifully updated and centrally located, this 4 level split is perfectly positioned across from a park and just steps from local restaurants, Starbucks, shopping, and more! Designed with entertaining in mind, the open-concept layout boasts a cozy living room with an oversized window and a spacious kitchen featuring rich cappuccino cabinetry, stainless steel appliances, ample counter space, a breakfast bar, and a generous dining area. Patio doors lead to a sunny, west-facing backyard with a two-tiered deck, ideal for summer gatherings, surrounded by mature trees and shrubs. The outdoor space also includes a double garage. The upper level features two oversized bedrooms: one with a walk-in closet and 4-piece ensuite, and the other with space for an office or reading nook. The main bathroom includes a charming pedestal sink and soaker tub. The third level is a cozy retreat with a family room featuring a 50" electric fireplace, custom built-ins, a large bedroom, and a 3-piece bath. On the fourth level, discover the ultimate media room complete with a wet bar, full-size fridge, and bar seating. Upgrades include newer windows, furnace, humidifier, carpet, paint, lighting, appliances, trim, and doors. This beautifully landscaped home is minutes from downtown, with easy access to Glenmore and Stoney Trail. A must-see for those seeking style, functionality, and a prime location!**

Inclusions:
Property Listed By:

None
RE/MAX Real Estate (Central)

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











