



THE
A-TEAM

**RE/MAX
FIRST**

80 GALBRAITH Drive #4D, Calgary T3E3H2

MLS® #: **A2196560** Area: **Glamorgan** Listing Date: **02/24/25** List Price: **\$279,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **1971**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat: **Assigned,Stall**

Finished Floor Area
 Abv Sqft: **879**
 Low Sqft:
 Ttl Sqft: **879**

DOM

-0
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Tar/Gravel**
 Heating: **Baseboard,Electric,Natural Gas**
 Sewer:
 Ext Feat: **Barbecue**

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer**
 Int Feat: **No Smoking Home,Separate Entrance,Stone Counters**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

Condo Fee: **\$508** Title: **Fee Simple** Zoning: **M-C1**

Fee Freq: **Monthly**

Legal Desc: **9011233**

Remarks

Pub Rmks: **This beautifully updated 2-bedroom main floor corner unit condo is ideally located just a short walk from Mount Royal University. Perfect for those who enjoy entertaining, the galley kitchen features stainless steel appliances, quartz countertops, and modern cabinetry. The spacious full bathroom has been updated with a soaker tub, tile surround, tile flooring, and a sleek quartz countertop vanity. Both bedrooms are generously sized and have large windows for lots of natural light. For added convenience, the unit includes in suite laundry, ensuring you never have to leave home to take care of laundry needs. Step outside onto your patio, perfect for hosting friends and family or simply enjoying the evening sun. This condo is professionally managed and offers both comfort and security. Don't miss the chance to make this stunning unit your new home!**

Inclusions: **N/A**
Property Listed By: **The Real Estate District**

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



