



THE
A-TEAM

**RE/MAX
FIRST**

59 GLAMIS Drive #206, Calgary T3E 6V4

MLS® #: **A2198134**

Area: **Glamorgan**

Listing Date: **03/21/25**

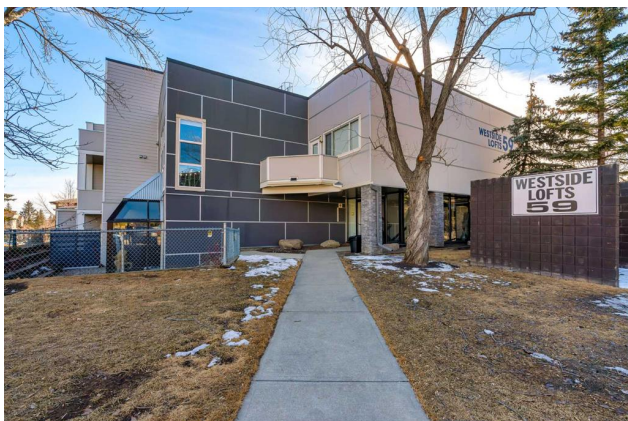
List Price: **\$264,900**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 02-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1980**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **848**
Low Sqft:
Ttl Sqft: **848**

DOM

25

Layout

Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Apartment-Single Level Unit**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat: **Stall**

Utilities and Features

Roof:
Heating: **Hot Water,Natural Gas**
Sewer:
Ext Feat: **Balcony**

Construction: **Stone,Wood Frame**
Flooring: **Ceramic Tile,Laminate**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Range,Range Hood,Refrigerator,Washer/Dryer**
Int Feat: **Kitchen Island**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	11`2" x 12`4"	Living Room	Main	19`10" x 19`4"
Dining Room	Main	12`9" x 5`0"	Bedroom	Main	8`3" x 12`4"
4pc Bathroom	Main	7`3" x 11`2"			

Legal/Tax/Financial

Condo Fee:
\$644

Title: **Fee Simple**
Fee Freq:

Zoning: **DC**

9910148

Monthly

Remarks

Pub Rmks: Welcome to this beautifully designed 1-bedroom, 1-bathroom condo in the heart of Glamorgan, offering a functional layout, quality updates, and incredible community perks. The open-concept living area is bright and inviting, with large windows filling the space with natural light, durable high-quality laminate flooring, and air conditioning for year-round comfort. The well-equipped kitchen features stainless steel appliances, an included kitchen island, and stainless countertops, creating a practical and stylish space for cooking and entertaining. The spacious primary bedroom includes a walk-in closet, while the 4-piece bathroom offers plenty of storage and a deep soaker tub. Enjoy the convenience of an in-suite washer and dryer (new in 2022). Located in one of Calgary's most sought-after neighborhoods, Glamorgan provides a perfect balance of urban convenience and residential charm, with Glenmore Park, Optimist Athletic Park, and walking trails just steps away. Shopping and dining options are plentiful with Richmond Square, Westhills Shopping Centre, and Signal Hill nearby, while Mount Royal University and top-rated schools make this an excellent location for students and professionals alike. Commuting is effortless with quick access to Glenmore Trail, Crowchild Trail, and Sarcee Trail, plus excellent public transit options, including the Westbrook LRT. This home is perfect for first-time buyers, downsizers, or investors looking for a comfortable and convenient living space in an unbeatable location. Don't miss out—schedule your private showing today!

Inclusions: Kitchen Island. Negotiable: TV, Kitchen Stools

Property Listed By: RE/MAX Realty Professionals

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





