



THE
A-TEAM

**RE/MAX
FIRST**

66 GLAMIS Green #155, Calgary t3e 6v1

MLS® #: **A2206459**

Area: **Glamorgan**

Listing Date: **03/27/25**

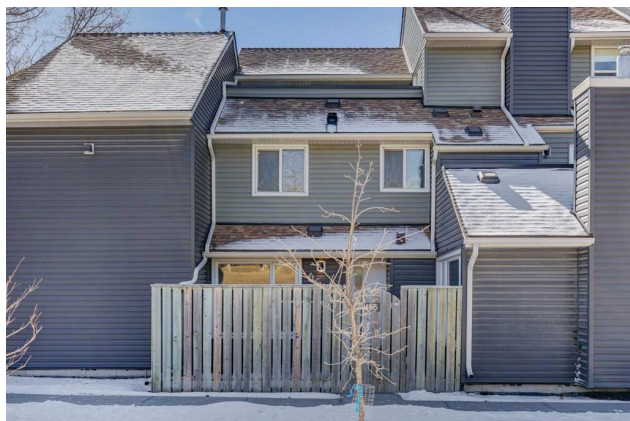
List Price: **\$349,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **1979**

Finished Floor Area
Abv Sqft: **1,182**
Low Sqft:
Ttl Sqft: **1,182**

DOM

13
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **2 Storey**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **3**
Garage Sz: **1**

Access:

Lot Feat: **Backs on to Park/Green Space**
Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt**
Heating: **Fireplace(s), Forced Air, Natural Gas**
Sewer:
Ext Feat: **Balcony**

Construction: **Vinyl Siding, Wood Frame**
Flooring: **Carpet, Ceramic Tile, Vinyl Plank**
Water Source:
Fnd/Bsmt: **See Remarks**

Kitchen Appl: **Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer**
Int Feat: **No Smoking Home**
Utilities:

Room Information

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

Condo Fee: **\$427**
Legal Desc: **0611634**
Title: **Fee Simple**
Fee Freq: **Monthly**

Zoning: **M-C1**

Remarks

Pub Rmks: **Welcome to one of the most PREMIERE Units at Glamis Green! This two storey townhome condo backs onto the green space and comes with one of the few oversized garages in the complex with entrance to the unit through garage! Located in the desirable community of Glamorgan. Steps away from Richmond and Westhills shopping area, city transit and of course Mount Royal University. Good sized kitchen with granite counter tops, maple cabinets, black appliances, porcelain sink, tile back splash and sit up breakfast bar. The unit has been updated throughout, new carpet in upper areas and Luxury Vinyl Plank throughout the main floor. Large living area complete with stone face, mantle, gas fireplace. This gorgeous stacked townhome comes with two large bedrooms on upper level and balcony area, complete with four piece bath and separate laundry area. Tastefully decorated and painted throughout. A pleasure to view and priced to sell!**

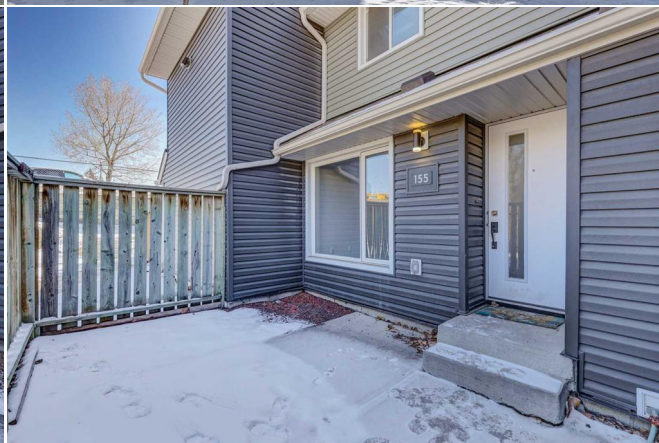
Inclusions: none known

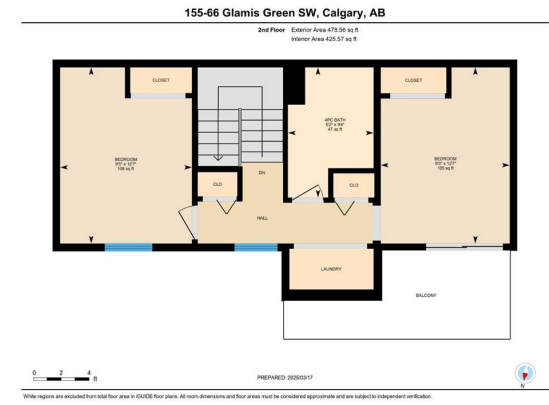
Property Listed By: CIR Realty

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









155-66 Glamis Green SW, Calgary, AB

