

## 86 Glamis Gardens SW Calgary, Alberta

**MLS # A2228751**



# \$509,900

<b>Division:</b>	Glamorgan		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,414 sq.ft.	<b>Age:</b>	1980 (45 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Garage Door Opener, Guest, Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 446
<b>Basement:</b>	Crawl Space, Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	M-CG d28(multi residentia
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	French Door, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Vaulted Ceiling(s)		

**Inclusions:** na

This super clean well maintained and upgraded condo is nicely located in the sought after complex of GLAMIS GARDENS! With over 1400ft<sup>2</sup> of living space with generous sized rooms on all levels including 2 large bedrooms each with their own upgraded ensuite baths, perfect for guests or roommates! This home has been nicely upgraded in the past with gleaming hardwood floors, granite countertops and has an enhanced open and spaciuos floor plan in the kitchen/dining room! BRIGHT AND SUNNY with mostly nuetral colors through out and a cozy wood burning fireplace in the living room which leads onto a good sized private sundeck adding to the warmth, desirability and functionality of this inviting condo! Come have a look today and start enjoying the maintainance free lock and leave lifestyle in this well located SOUTH WEST CALGARY community!