

10D, 80 Galbraith Drive SW
Calgary, Alberta

MLS # A2263292



\$255,000

Division:	Glamorgan		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	864 sq.ft.	Age:	1971 (54 yrs old)
Beds:	2	Baths:	1
Garage:	Guest, Parking Lot, Paved, Plug-In, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 483
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame, Wood Siding	Zoning:	M-C1 d54
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, No Smoking Home		

Inclusions: None

Reimagine condo living in Calgary. At Glenmore on the Parc in Glamorgan, this bright 864 sq. ft. two-bedroom second-floor home offers something increasingly rare in today's condo market: real space, inner-city proximity, and long-term value. Inside, the quietness of the home is immediately noticeable. The well-designed layout features a galley kitchen with brand-new appliances and plenty of storage, opening into a full-sized dining area and a comfortable living room perfect for unwinding or gathering with friends and family. Both bedrooms are spacious with generous closets, offering flexibility for guests, an office, or shared living. The in-suite laundry room (with an all-in-one washer/dryer) adds day-to-day convenience, and the private balcony provides an ideal spot for morning coffee or an easy evening unwind. The unit also includes an assigned storage locker and a surface parking stall with plug-in access. The building sits in a quiet pocket of Glamorgan — a community that continues to stand out as a southwest neighbourhood with strong long-term appeal. You're steps from landscaped green space, a neighbourhood playground and picnic area, and minutes from amenities, shops, and services. Whether you commute by transit, bike, or car, getting around the city is remarkably easy from here. Connectivity is exceptional: a short walk to Mount Royal University (a consistent driver of both long-term value and rental demand), nearby transit including Bus 13, 732, and MAX Teal, and fast access to Glenmore Trail, Stoney Trail, Richmond Road, the Glenmore Reservoir, Westhills Shopping Centre, caf  s, groceries, parks, and the Grey Eagle Resort & Casino. As Calgary continues to expand outward, well-located inner-SW pockets like this are becoming increasingly rare. In a market flooded with options, this condo delivers

location, convenience, and long-term confidence in an established, stable community with no large development construction around it. Come see this unit for the advantages it offers both inside and out. If you're looking for the Calgary condo that truly makes sense — this is the one to see.