

**172 Glamis Terrace SW**  
**Calgary, Alberta**

**MLS # A2290746**



**\$400,000**

<b>Division:</b>	Glamorgan		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,525 sq.ft.	<b>Age:</b>	1982 (44 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Low Maintenance Landscape, Many Trees		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Concrete, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 605
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	M-CG d35
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Laminate Counters, Storage		

**Inclusions:** Kettle, China cabinet, Stools, Desk Chair, Built in Desk and Cupboards, Everything that is in the unit is included

Welcome to this charming and well-maintained 4-level split townhome nestled in the desirable community of Glamorgan. Offering 2 bedrooms, 2.5 bathrooms, and central air conditioning, this thoughtfully designed home blends comfort, functionality, and a peaceful setting. The main level features a bright and inviting living room with large windows that fill the space with natural light, a cozy wood-burning fireplace adds warmth and character to the space, making it the perfect place to relax. You will find the well-appointed kitchen with ample cabinetry, an island and a breakfast bar, along with a dining area that overlooks the living room—an ideal layout for both everyday living and effortless entertaining. A 2 piece bathroom completes the main level. The upper level offers a spacious primary bedroom complete with its own wood-burning fireplace and private 4-piece ensuite, creating a cozy retreat. One additional generously sized bedroom and a 4-piece bathroom complete this level. The unfinished lower level provides access to the single attached garage, laundry and an abundance of storage space, offering flexibility for future development or additional organization. Step outside to enjoy your own private, treed-in backyard, a serene setting perfect for relaxing or enjoying quiet evenings outdoors. Lovingly cared for by the same owner since 1986, this home reflects true pride of ownership. Ideally located just minutes from Signal Hill Shopping District, Westhills, Mount Royal University, parks, and schools, with quick access to Sarcee Trail, Glenmore Trail, and Stoney Trail, commuting and daily errands are effortless. Warm, welcoming, and move-in ready—this is a fantastic opportunity to own in one of Calgary’s most established communities.