

**18 Glamis Gardens SW**  
**Calgary, Alberta**

**MLS # A2307367**



**\$524,900**

<b>Division:</b>	Glamorgan		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,481 sq.ft.	<b>Age:</b>	1980 (46 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad, Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Stone	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 473
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	M-CG d28
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Animal Home, No Smoking Home, Quartz Counters, Storage		

**Inclusions:** N/A

\*\*\*OPEN HOUSE SATURDAY MAY 16th 12PM-4PM\*\*\* Welcome to 18 Glamis Gardens, a home that offers the perfect balance of tranquility and convenience. Enjoy quick access to major routes like Glenmore, Sarcee, and Stoney Trail, while being just minutes from shopping, parks, transit, and Mount Royal University. This beautifully updated townhome features high ceilings in the living room and a timeless blend of hardwood and stone flooring throughout, creating a warm yet refined feel. A cozy wood-burning fireplace anchors the main living space—perfect for unwinding at the end of the day. Patio doors fill the room with natural light and lead out to your private fenced yard, ideal for hosting or enjoying quiet outdoor moments. The renovated kitchen is equipped with stainless steel appliances, modern backsplash, gorgeous quartz counters and tons of storage. Upstairs, the spacious three-bedroom layout includes a massive primary bedroom that features a newly renovated ensuite with a waterfall shower. The basement offers ample storage, keeping everything organized and out of sight. Complete with a single attached garage and an unbeatable location this home truly has it all. A seamless blend of comfort, style, and location—this is a home you won't want to miss.