

21B, 80 Galbraith Drive SW
Calgary, Alberta

MLS # A2318010



\$229,000

Division:	Glamorgan		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	883 sq.ft.	Age:	1971 (55 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 505
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Wood Siding	Zoning:	M-C1 d54
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), See Remarks		

Inclusions: wall mounted electric fireplace

Welcome to this bright and affordable 2 bedroom condo in the complex of Glenmore on the Parc! this unit offers added privacy thanks to being a top floor/end unit! plus has extra natural light due to its sunny south facing exposure! This home features 2 good sized bedrooms, a full 4pc bathroom and dedicated in-suite laundry room. The well designed floorpan offers comfortable living spaces including the spacious living room complete with a stylish Napoleon electric wall fireplace and sliding glass doors to your balcony, an ideal place to enjoy the sunshine. the open concept dinning area flows seamlessly from the living room and into the kitchen. This unit also comes with an assigned parking stall and an assigned storage unit for extra convenience. Affordable, functional and is ideally located, easy access to downtown, close to many amenities including transit. Mount Royal University is just minutes away making this an excellent option for students, faculty, investors, first time homebuyers or those looking to downsize at a reasonable price.