

14D, 80 Galbraith Drive SW
Calgary, Alberta

MLS # A2334452



\$224,900

Division:	Glamorgan		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	862 sq.ft.	Age:	1990 (36 yrs old)
Beds:	2	Baths:	1
Garage:	Parking Lot, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	Public
Floors:	Ceramic Tile, Laminate	Sewer:	Public Sewer
Roof:	Tar/Gravel	Condo Fee:	\$ 484
Basement:	-	LLD:	-
Exterior:	Brick, Wood Siding	Zoning:	M-C1 d54
Foundation:	Poured Concrete	Utilities:	Cable, Electricity Connected, Natural Gas Connected,
Features:	Laminate Counters		

Inclusions: n/a

Looking for a smart buy that that is smart like going to School ? Just 2 blocks to Mount Royal University. This stylish 2-bedroom gem in the heart of Glamorgan and a good bet. 2 Blocks to Grey Eagle Hotel and Casino and Steps to North Glenmore Park and Pathways. Tucked into a sought-after location, facing lush greenspace and mature trees, it offers the perfect mix of urban convenience and laid-back vibes. The bright second-floor unit has been refreshed from top to bottom with fresh paint, updated flooring, modern lighting, an updated bathroom, brand-new fridge and dishwasher, newer windows and patio door, plus newer in-suite laundry. The oversized balcony is your front-row seat to peaceful green views, Easy access to pathways, shopping, and a quick hop downtown. Add in a concrete building with extensive common-area upgrades, secure entry, extra storage, and assigned parking, and you've got a turn-key property with serious lifestyle appeal and strong investment potential. Move in, rent out, or do both—either way, this one is a vibe.