

2136, 70 Glamis Drive SW
Calgary, Alberta

MLS # A2345339



\$264,900

Division:	Glamorgan		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	928 sq.ft.	Age:	1981 (45 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 531
Basement:	-	LLD:	-
Exterior:	Cedar, Wood Siding	Zoning:	M-C1 d66
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, High Ceilings, Soaking Tub, Walk-In Closet(s)		

Inclusions: Ceiling Fan

Rare multi-level opportunity in Glamorgan: a 1 bedroom home with a loft and den that gives you room to spread out. The kitchen has been fully renovated with trendy olive cabinetry, dark countertops, new stainless steel appliances, sleek hardware, and a modern faucet, plus a pass-through window that keeps the space open and connected while you cook. Low-maintenance LVP flooring runs throughout the entire home, including the stairs, so there's no carpet to worry about anywhere. New light fixtures including the ceiling fan in the open to below living room, casings, updated railings, new interior doors, new light switches and faceplates, and a fresh coat of paint throughout mean the small details are already taken care of. The main floor holds a large primary bedroom with a generous walk-in closet and custom shelving. The main floor bathroom has a deep soaker tub, a separate shower, and dual sinks, plus the convenience of main floor laundry. The impressive open-to-below living room is the heart of the home, with a wood burning fireplace and large windows that flood the space with light. The adjoining dining area has bonus storage tucked under the stairs, ideal for a credenza or extra kitchen storage. A good sized broom closet or pantry sits just across from the kitchen. Step outside to your own private, sunken patio, a sunny spot with room for lounge seating and true outdoor living. Upstairs, the lofted area has a new modern railing and works perfectly as a second living room or home office, while the additional den offers flexible space for storage, a spare bedroom, or a hobby room. You'll get one assigned parking stall, with a second available to rent through the condo board for approximately \$30 a month, plus visitor parking for guests. Pets are welcome with board approval. Location is everything here, just minutes from Mount Royal University and a quick drive to downtown

thanks to easy access to Sarcee Trail, Stoney Trail, and Glenmore Trail make a straightforward escape west to the mountains when you want one. Everyday errands are close by too, with London Drugs minutes away and Co-op, Sobeys, and Canadian Tire all a short walk or drive. Glamorgan is an established, well connected community, with close to parks, green space, transit, shopping, and restaurants, with West Hills and Signal Hill nearby. This well-managed complex has recently completed hallway re-carpeting and exterior repainting through the reserve fund, with an onsite caretaker keeping things running smoothly. With a fully renovated kitchen and a rare loft plus den, this one is worth a look before it's gone.