

**304, 59 Glamis Drive SW**  
**Calgary, Alberta**

**MLS # A2212605**



## \$265,000

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Glamorgan                          |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Loft/Bachelor/Studio     |               |                   |
| <b>Size:</b>     | 845 sq.ft.                         | <b>Age:</b>   | 1980 (45 yrs old) |
| <b>Beds:</b>     | 1                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Assigned, Stall                    |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |   |                   |        |
|--------------------|---|-------------------|--------|
| <b>Heating:</b>    | Baseboard, Boiler, Natural Gas  | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Vinyl Plank   | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -   | <b>Condo Fee:</b> | \$ 600 |
| <b>Basement:</b>   | -   | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Cement Fiber Board, Concrete  | <b>Zoning:</b>    | DC     |
| <b>Foundation:</b> | -   | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Built-in Features, Ceiling Fan(s), High Ceilings, Kitchen Island, Metal Counters, No Animal Home, No Smoking Home, Open Floorplan |                   |        |

**Inclusions:** King Size Murphy Bed (New Nov 2024) with built-in Wardrobe,

This is a rare opportunity to own an incredibly unique top-floor corner loft in the highly sought-after community of Glamorgan! It is located on the top floor and shares only one common wall. An extensive acoustic wall treatment system has been installed. Highlights and improvements include: 13-foot ceilings and a new high-end flooring system, all new appliances with extended warranties within the last 6 months (Washer, dryer, fridge, stove and dishwasher). The bathroom was completely renovated, with a new vanity, a large walk-in 2-headed shower (with two shower heads), and a new toilet. This unit, including the ceiling, has been completely repainted. A new Bluetooth-enabled ceiling fan was installed in the bedroom. An extensive Ikea Besta storage system and four large, tall wardrobes were installed. A custom-built-in king-size Murphy bed system allows for flexible use of the space for sleeping, entertaining, etc. This property is located close to Westhills Shopping Centre, Mount Royal University, and Grey Eagle Casino, to name a few&mdash;please check the supplements section of the listing for a detailed list of all nearby amenities.