

# \$330,000 - 174, 77 Glamis Green Sw, Calgary

MLS® #A2209506

**\$330,000**

2 Bedroom, 2.00 Bathroom, 1,152 sqft

Residential on 0.00 Acres

Glamorgan, Calgary, Alberta

Welcome to Glamis Green in Glamorgan! This charming home offers convenient ground-level access end corner unit and a private yard, with no additional condo fees to worry about!

Unlike many other homes with outstanding payments added to regular condo fees, this home's price reflects its exceptional value.

Step into a fresh, move-in-ready space featuring 2 bedrooms and 1.5 baths with a single heated attached garage. The main floor welcomes you with a bright family room that overlooks your private yard through a large window. The cozy living room features a fireplace and hardwood flooring, adding warmth and character to the space. The kitchen is a culinary delight with granite countertops, maple cabinets, and a breakfast bar. Located in an ideal spot, you'll be close to Mount Royal University, Westhills, Shopping, Richmond Square, schools, parks, public transit, and a host of other amenities. Call today for your private showing!

Built in 1980

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2209506  |
| Price      | \$330,000 |
| Bedrooms   | 2         |
| Bathrooms  | 2.00      |
| Full Baths | 1         |
| Half Baths | 1         |



|                |               |
|----------------|---------------|
| Square Footage | 1,152         |
| Acres          | 0.00          |
| Year Built     | 1980          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 174, 77 Glamis Green Sw |
| Subdivision | Glamorgan               |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3E 6T9                 |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Other                  |
| Parking Spaces | 1                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Breakfast Bar, High Ceilings, Open Floorplan                                |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Baseboard   |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas   |
| Basement          | None  |

### Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Private Entrance, Private Yard |
| Lot Description   | Front Yard, Landscaped         |
| Roof              | Asphalt Shingle                |
| Construction      | Vinyl Siding                   |
| Foundation        | Poured Concrete                |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 7th, 2025 |
| Days on Market | 11              |
| Zoning         | M-C1            |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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