# \$370,000 - 178, 86 Glamis Green Sw, Calgary

MLS® #A2213829

#### \$370,000

3 Bedroom, 2.00 Bathroom, 1,091 sqft Residential on 0.00 Acres

Glamorgan, Calgary, Alberta

Unique 3-bedroom floor plan with a rare double side-by-side attached garage. The main floor features an open flow to the kitchen, dining, and living areas, with a glass sliding door leading to a private fenced cedar patio. There's a main floor bedroom which can be used as a den/home office or a 3rd bedroom! 2-piece bath and a utility room, with lots of storage, finish off the main floor. THE GARAGE IS ACCESSED FROM THE MAIN FLOOR AND IS A RARE SIDE BY SIDE DOUBLE CAR GARAGE!! Upstairs, you'll find the primary bedroom with a double closet and private east facing patio space to enjoy the morning sun. There is also a second bedroom, a 4-piece bath, and a laundry closet. There is a private storage room outside the unit! The complex has recently undergone a full extensive exterior renovation, including new roofs, door, windows as needed, siding, eavestroughs, stairs and more. The complex is conveniently located on a main transit route and offers amenities within walking distance, including groceries, coffee shops, restaurants, professional offices, and parks. It's close to Mount Royal University and provides easy access to Sarcee, Glenmore, and Stoney Trails for a smooth commute.







Built in 1980

#### **Essential Information**

MLS® #

A2213829

| Price          | \$370,000     |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,091         |
| Acres          | 0.00          |
| Year Built     | 1980          |
| Туре           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

## **Community Information**

| Address     | 178, 86 Glamis Green Sw |
|-------------|-------------------------|
| Subdivision | Glamorgan               |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3E 6V1                 |
|             |                         |

## Amenities

| Amenities      | Park, Parking, Playground, Storage         |
|----------------|--|
| Parking Spaces | 2  |
| Parking        | Double Garage Attached, Garage Door Opener |
| # of Garages   | 2  |

## Interior

| Interior Features | Breakfast Bar, Granite Counters, See Remarks, Vinyl Windows, Separate Entrance |
|-------------------|--|
| Appliances        | Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer    |
| Heating           | Fireplace(s), Forced Air, Natural Gas  |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas, Living Room, Masonry  |
| Basement          | None   |

#### Exterior

| Exterior Features | Playground, Private Entrance, Private Yard, Storage, Courtyard |
|-------------------|--|
| Lot Description   | Landscaped   |
| Roof              | Asphalt Shingle  |
| Construction      | Vinyl Siding, Wood Frame                                       |
| Foundation        | Slab   |

#### **Additional Information**

| Date Listed    | April 23rd, 2025 |
|----------------|------------------|
| Days on Market | 12               |
| Zoning         | MC-1             |

#### **Listing Details**

Listing Office RE/MAX Complete Realty

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