

3108, 80 Glamis Drive SW  
Calgary, Alberta

MLS # A2239522



## \$219,900

<b>Division:</b>	Glamorgan		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,063 sq.ft.	<b>Age:</b>	1981 (44 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Off Street, On Street, Outside, Parking Lot, Plug-In, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 603
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	M-C1 d70
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, Storage, Track Lighting, Vinyl Windows		

**Inclusions:** N/A

Looking to build sweat equity or secure a solid investment? This spacious 2 bedroom, 1 bathroom condo in the well-established community of Glamorgan offers over 1,000 square feet of potential. Situated in a well-managed complex that stays on top of maintenance projects—paid through the reserve fund—this below-grade unit is ideal for renovators or investors alike. Inside, you’ll find massive bedrooms, double sinks in the bathroom, and a functional layout that offers great flow and livability. The unit also features vinyl windows, patio doors leading to your own private entrance, and in-suite laundry with a quality washer and dryer. There’s even a dishwasher for added convenience. For those looking to renovate, you’ll be pleased to know that updated units in this building sell very well, and many owners are already renovating—creating strong upside potential. If you’re not ready to renovate, you can keep the long-term tenant already in place and enjoy reliable rental income from day one. Other highlights include: Pet-friendly building, assigned parking stall (#32) with an electric plug, large in-suite storage room, and an opportunity to rent a second parking stall for just \$30/month through the property management company. Glamorgan is a well-established community just 10–15 minutes from downtown, with easy access to Glenmore Trail, Stony Trail, and Mount Royal University. The area offers excellent transit options, nearby schools, parks, including Weaselhead Flats, and major shopping centres like Westhills and Glamorgan Shopping Centre. Whether you’re a first-time buyer, investor, or savvy renovator, this unit offers unbeatable value and potential. This could be the one!