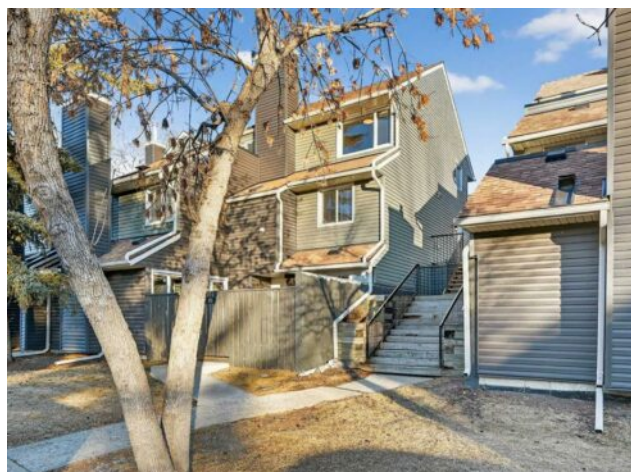


211, 25 Glamis Green SW  
Calgary, Alberta

MLS # A2279840



## \$319,000

<b>Division:</b>	Glamorgan		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,004 sq.ft.	<b>Age:</b>	1979 (47 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 432
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1 d70
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Open Floorplan, See Remarks		

**Inclusions:** NA

Home ownership has never been so affordable. This well-maintained 2 BR, 1.5 BATH condo is a unique bi-level unit located in the highly desirable community of Glamorgan, and it comes with an oversized 1 car garage (not attached to the unit). As you enter the condo, you'll step into the lower level where you'll find the two spacious bedrooms. The primary bedroom features a large closet, while the second bedroom is perfect for a home office or guest room. Both bedrooms share a full bathroom with a tub/shower combination. As you ascend the stairs to the upper level, you'll be greeted by a bright and open living space that includes a dining room, living room, and kitchen. Large windows flood the space with natural light, creating a warm and inviting atmosphere. The kitchen features a good amount of cabinetry, ample storage space, and a convenient breakfast bar that's perfect for quick meals or entertaining guests. Other features of this lovely condo include in-suite laundry, and a private balcony. Located just minutes from all the amenities you could ever need, including shopping, dining, and entertainment, this condo is perfect for anyone looking for a comfortable, care-free, convenient, and low-maintenance lifestyle.