

2466, 70 Glamis Drive SW  
Calgary, Alberta

MLS # A2282194

**\$185,000**



<b>Division:</b>	Glamorgan		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	706 sq.ft.	<b>Age:</b>	1981 (45 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, On Street, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 411
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Siding	<b>Zoning:</b>	M-C1 d70
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Smoking Home, Open Floorplan		

**Inclusions:** N/A

Located in the established community of Glamorgan, this top-floor one bedroom, one bathroom apartment style condo offers just over 700 square feet of well-planned living space. The U-shaped kitchen provides efficient workflow and storage, opening to a dedicated dining area that connects seamlessly with the living room. A wood-burning fireplace adds warmth and character, while sliding doors lead to the balcony, extending the living space outdoors and providing access to an additional storage room. In-suite laundry and a large interior storage area with built-in shelving add everyday practicality. The bedroom functions as a true primary retreat, comfortably sized and complete with two closets. The five-piece bathroom features dual sinks and a tub/shower combination, delivering both functionality and flexibility. An assigned outdoor parking stall is included, and pets are permitted with board approval. Condo fees cover heat, water, and sewer, helping simplify monthly expenses. Glamorgan is a vibrant, well-established southwest Calgary community known for its accessibility and green spaces. The building is steps from Glamorgan Park and within walking distance of Calgary Co-op, with shops, restaurants, and services nearby at Richmond Square, West Hills, and Signal Hill. Local favourites such as Glamorgan Bakery, Richmond Pub, and the off-leash park are just minutes away. With easy access to Sarcee Trail, Stoney Trail, transit routes, and nearby schools, commuting around the city or heading west toward the mountains is straightforward. This location also provides a quick connection to downtown and Mount Royal University. Well suited to first-time buyers or investors, this property combines a functional layout with a highly convenient setting on Calgary's west side, close to daily amenities and weekend escapes alike. Take advantage of your

opportunity to see this incredible property in person, book your showing today! Be sure to check out the floor plans and 3D tour for a closer look before your visit.