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174, 77 Glamis Green SW  
Calgary, Alberta

MLS # A2150148



**\$364,900**

<b>Division:</b>	Glamorgan		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,152 sq.ft.	<b>Age:</b>	1980 (44 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Front Yard, Landscaped		

**Heating:** Baseboard

**Floors:** Ceramic Tile, Other

**Roof:** Asphalt Shingle

**Basement:** None

**Exterior:** Vinyl Siding

**Foundation:** Poured Concrete

**Features:** Breakfast Bar, High Ceilings, Open Floorplan

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 484

**LLD:** -

**Zoning:** M-C1

**Utilities:** -

**Inclusions:** N/A

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!