

113, 34 Glamis Green SW
Calgary, Alberta
MLS # A2239168

\$345,000

Division:	Glamorgan		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,173 sq.ft.	Age:	1979 (46 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Oversized, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 484
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C1 d70
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Storage		

Inclusions: N/A

Back on Market due to financing. This beautifully updated 3-bedroom, end unit, townhouse in the heart of Glamorgan offers one of the best layouts in the complex, combining function, comfort, and modern style. With a redesigned main floor and quality finishes throughout, this home is move-in ready and ideal for professionals, families, or investors. Step into a spacious living room filled with natural light, centered around a cozy gas fireplace. Patio doors open directly onto a large, private, and fully fenced deck—perfect for relaxing, entertaining, or enjoying outdoor dining. The adjacent dining room, enclosed with stylish barn doors, also works beautifully as a home office or flex space. Light, maple hardwood flooring flows throughout the main level, enhancing the warmth and sophistication of the home. The kitchen features maple cabinetry, granite countertops, a raised breakfast bar, stainless steel appliances, and ample counter space—plus a large pantry for extra storage. A convenient 2-piece bath completes the main floor. Upstairs, the primary bedroom includes access to a private balcony, offering a peaceful retreat at the end of the day. Two additional bedrooms provide plenty of space for family, guests, or work-from-home setups. The upper level also includes a full 4-piece bath and a practical laundry area. Recent upgrades include fresh paint, updated lighting, newer faucets and countertops in the bathrooms, modern tile work in the shower, and newer carpet throughout. A newer hot water tank (2019) offers peace of mind. Enjoy the convenience of an oversized single attached garage with extensive additional storage space, plus a dedicated bike storage locker at the front entrance. The utility room offers even more storage options as well as a brand new hot water tank! Located just minutes from major shopping, schools, parks, and pathways,

and within easy reach of Mount Royal University, this well-managed community puts everything you need at your fingertips. This thoughtfully maintained and exceptionally functional home is a must see. Book your showing today.