

97, 23 Glamis Drive SW
Calgary, Alberta

MLS # A2175905



\$435,000

Division:	Glamorgan		
Type:	Residential/Five Plus		
Style:	4 Level Split		
Size:	1,589 sq.ft.	Age:	1980 (44 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Garage Door Opener, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 516
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	M-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Welcome to this Charming Home in Castle Glen Complex. Here you will discover the perfect blend of convenience and comfort in this delightful home, ideally situated in the serene community of Glamorgan. Surrounded by lush trees and green spaces, this spacious 3-bedroom, 2.5-bathroom residence features high ceilings, abundant natural light, and a cozy wood-burning fireplace. Enjoy the benefits of a fully fenced backyard, perfect for private moments outdoors, along with a welcoming walking path ideal for pets and children. The basement offers valuable storage or hobby space, adding to the home's versatility. Key updates include triple-pane high-efficiency windows installed in August 2022, while the original hot water tank and furnace remain in good working condition. This pet-friendly complex boasts a strong sense of community, with friendly neighbors and a well-managed condo board that recently painted the exterior. Your condo fee covers water, sewer, snow removal, and landscaping. Conveniently located in Calgary, you'll have quick access to Mount Royal University, Signal Hill Shopping Centre, Westhills Centre, Chinook Centre, North Glenmore Park, schools, and major roadways. This property offers exceptional value and must be seen to be fully appreciated. Don't miss out—explore the 3D tour and book your showing today, as this gem won't last long on the market!