

**159, 66 Glamis Green SW**  
**Calgary, Alberta**

**MLS # A2197761**



**\$349,900**

<b>Division:</b>	Glamorgan		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,083 sq.ft.	<b>Age:</b>	1980 (45 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Attached, Heated Garage		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Front Yard, Landscaped, Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 520
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Granite Counters, Kitchen Island		

**Inclusions:** Ecobee Smart Thermostat, and Storage Shelving for the Garage.

Low-maintenance living in friendly & central Glamorgan &ndash; Welcome home to 159, 66 Glamis Green SW! This 2 bedroom 2 bathroom townhouse has been updated throughout & features prime location just steps from local amenities, parks, pathways, playgrounds, a short commute to downtown & easy access through the city on nearby Stoney Tr. The main level is bright & spacious with beautiful maple hardwood all through. The modern kitchen offers granite countertops, custom maple cabinetry, and a breakfast bar overlooking the living/dining areas. Enjoy the sunshine through large windows in the living area & unwind in front of your cozy gas fireplace at the end of a long day. Additional living/recreation space down the hall and a 2-piece bathroom complete the main level. Upstairs, you will find the primary bedroom featuring a private deck, second bedroom, spacious 4-piece main bathroom with soaker tub, & convenient second floor laundry. The double-attached heated garage has room for all your vehicles & storage needs! This well-located neighborhood offers easy access to London Place West's shopping and dining, plus the wider options of Signal Hill and West Hills. Enjoy walking paths, parks, schools, a skating rink, sports courts, and a vibrant community center with year-round activities. Book your viewing today!