

**2132, 70 Glamis Drive SW  
Calgary, Alberta**

**MLS # A2204759**



**\$239,999**

<b>Division:</b>	Glamorgan		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,055 sq.ft.	<b>Age:</b>	1981 (44 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 610
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Open Floorplan		

**Inclusions:** Refrigerator, Range Hood, Electric stove, Microwave, Washer, Dryer, Dishwasher

Welcome to this spacious 2-bedroom, 1-bathroom GROUND FLOOR condo located in the desirable community of Glamorgan! Perfect for first-time buyers or savvy investors, this home offers both comfort and convenience in an unbeatable location. Step inside to discover a large living and dining area, complete with a cozy corner wood-burning fireplace—perfect for relaxing evenings. The patio door leads out to your own private outdoor space, offering easy access and a great spot to unwind. The kitchen has black appliances and lots of storage space. The primary bedroom is MASSIVE and it shares the 5 piece bathroom with the second bedroom Plus, the convenience of in-suite laundry makes everyday living effortless. Situated in a walkable location, you're just steps from London Drugs and a short stroll to Co-op, Sobeys, and Canadian Tire. Public transportation is easily accessible, and you're only minutes from downtown. Plus, with quick access to major roadways, commuting in and out of the city is a breeze. This unit comes with an assigned parking stall for added convenience. Don't miss your chance to see this one today. You won't be disappointed.