

133, 46 Glamis Green SW
Calgary, Alberta

MLS # A2217861



\$349,900

Division:	Glamorgan		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,147 sq.ft.	Age:	1980 (45 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Oversized, Single Garage Attached, Stall		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 477
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, Soaking Tub, Track Lighting		

Inclusions: None.

Bright 2 bedroom, 1.5 bath townhome across from a huge park in the mature community of Glamorgan. The main level presents hardwood floors, showcasing a spacious living room with stone feature fireplace, dining area & nicely updated kitchen with granite counter tops, eating bar & maple cabinets. A large, airy flex room could be used as a formal dining room or home office space. A 2 piece powder room completes the main level. The second level hosts 2 bedrooms, a 4 piece bath & laundry. The primary bedroom has access to a private patio with views of the park. Other notable features include a large private patio, perfect for relaxing or outdoor entertaining, an oversized single attached garage plus a leased parking stall. Also enjoy the location, walking distance to Westhills Towne Centre & close to schools, parks, Weaslehead Flats & easy access to Richmond Road, Glenmore & Sarcee Trails. Immediate possession is available!