

**120, 36 Glamis Green SW
Calgary, Alberta****MLS # A2222193****\$350,000**

Division:	Glamorgan		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,111 sq.ft.	Age:	1980 (45 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Oversized, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Hardwood
Roof:	Asphalt Shingle
Basement:	None
Exterior:	Vinyl Siding, Wood Frame
Foundation:	None
Features:	No Smoking Home, Storage

Water:	-
Sewer:	-
Condo Fee:	\$ 477
LLD:	-
Zoning:	M-C1
Utilities:	-

Inclusions: N/A

Discover a truly rare opportunity with this exceptional townhouse, offering the perfect blend of comfort, convenience, and style! Whether you're a first-time homebuyer, a young professional, or an investor looking for a sought-after rental, this home is a fantastic find. This larger-than-average end unit is move-in ready, boasting brand new carpets, fresh paint, and recent updates throughout. Step inside and be greeted by gleaming hardwood floors that flow seamlessly throughout the bright, open living space. The modern kitchen is a chef's delight, featuring sleek granite countertops, a full stainless steel appliance package, and ample space for culinary creations. Large windows invite abundant natural light, creating a warm and inviting atmosphere. Cozy up by the gas fireplace in the inviting living room, or enjoy the versatility of the main floor den/family room, accessible via elegant French doors. Upstairs, you'll find three spacious bedrooms and 1.5 well-maintained bathrooms, ensuring comfortable living for all. One of the most unique features of this property is the private, fenced backyard—a serene oasis perfect for relaxation or entertaining. The oversized single attached garage is a fantastic bonus being larger than other garages in the complex, providing generous space for your car or SUV, plus a motorcycle, bikes, or other toys. Located in a vibrant and well-established Glamorgan community, you'll have easy access to everything you need. Enjoy being just steps away from Glamorgan Park and the bustling Westhills Shopping Centre. Daily commutes and weekend outings are effortless with a short commute from the university, downtown, shopping, and entertainment. Families and outdoor enthusiasts will love the nearby schools, parks, and recreation facilities. The Glamorgan Community Centre itself offers before and after-school care, an

outdoor ice rink, and sports fields for soccer and family softball. Plus, you have easy access to the scenic Glenmore Reservoir and Rockyview Hospital. Don't miss out on this unique property that truly offers it all!