

173 Glamis Terrace SW
Calgary, Alberta

MLS # A2225784



\$499,900

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|-------------|---------------------------------------|------------|--------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Laminate, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 534 |
| Basement: | Finished, Full, Walk-Out To Grade | LLD: | - |
| Exterior: | Wood Frame, Wood Siding | Zoning: | M-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | High Ceilings | | |
| Inclusions: | Shed in back yard | | |

OPEN HOUSE SAT MAY 31st 1:00-3:00PM Welcome to this charming 4-level split townhouse, perfectly designed for comfort and functionality. Step into a bright, open living space where large, West facing windows fill the home with light, and a cozy wood-burning fireplace anchors the great room—ideal for relaxing evenings or entertaining guests. The kitchen featuring sleek granite countertops and a generous walk-in pantry that makes organization a breeze. Enjoy the kitchen island for food prep and a quick bite to eat, while the dining room overlooking the living room is for more formal occasions. Upstairs, you’ll find three well-appointed bedrooms, including a large primary retreat with a 3-piece en-suite that offers plenty of room to unwind. The walkout basement provides versatile space, perfect for a home gym, office, 4th bedroom, or private escape. Enjoy the outdoors in your own low-maintenance, fully fenced yard—perfect for morning coffee or peaceful evenings. Storage shed included. An attached heated garage offers added convenience year-round, and the pet-friendly (with board approval), well-managed complex ensures a welcoming community and peace of mind. This townhouse truly combines style, space, and practicality—ready to welcome you home.