

**143 Glamis Terrace SW**  
**Calgary, Alberta**

**MLS # A2237779**



**\$469,000**

<b>Division:</b>	Glamorgan		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,438 sq.ft.	<b>Age:</b>	1982 (43 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 534
<b>Basement:</b>	Partial, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	M-CG d35
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, See Remarks		

**Inclusions:** Hood Fan

Perfectly positioned in one of the best locations within the complex&hellip;backing onto peaceful green space with mature trees&hellip;this bright and spacious 3-bedroom townhome, 2.5 baths offers an exceptional layout in the heart of sought-after Glamorgan. The main level features soaring ceilings, a welcoming wood-burning fireplace, and large bay windows that fill the space with natural light. The functional kitchen, separate dining area, and open living room flow seamlessly to a lovely private patio&hellip;ideal for relaxing or entertaining while enjoying the serene natural backdrop. Upstairs, you&rsquo;ll find 3 generously sized bedrooms, including a large primary with its own 3-piece ensuite, secondary 4-piece bath too. All of this and an oversized single attached garage and additional basement storage space provide added convenience. Located close to shopping, schools, parks, and major routes, this well-maintained complex is tucked into one of Calgary&rsquo;s most established and desirable communities offering comfort, space, and unbeatable value. Be quick or this one will be gone.