

**2A, 80 Galbraith Drive SW
Calgary, Alberta**

MLS # A2242412



\$275,000

Division:	Glamorgan		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	874 sq.ft.	Age:	1971 (54 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler, Hot Water, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 508
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame, Wood Siding	Zoning:	M-C1 d54
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: NA

Main Floor Corner Unit in Glamorgan – Ideal Location Located in a quiet, pet-friendly (with board approval) complex, this bright 2-bedroom corner unit offers exceptional value in sought-after Glamorgan. Just steps from Mount Royal University, parks, shopping, and transit, the home features a spacious west-facing living area with updated laminate flooring and a functional kitchen. The 4-piece bathroom includes a newly upgraded vanity, adding a fresh and modern touch. Additional features include in-suite laundry, a separate storage room, and an assigned outdoor parking stall. Move-in ready with room to personalize, this is a fantastic opportunity in a well-established community with excellent local amenities and convenient access to downtown. Don't miss the chance to make this stunning unit your new home!