



## 26 Glamis Gardens SW Calgary, Alberta

MLS # A2251013



\$419,900

Division:	Glamorgan					
Type:	Residential/Five Plus					
Style:	4 Level Split					
Size:	1,413 sq.ft.	Age:	1980 (45 yrs old)			
Beds:	3	Baths:	2 full / 1 half			
Garage:	Double Garage Attached, Driveway, Front Drive					
Lot Size:	-					
Lot Feat:	Cul-De-Sac					

Floors:OtherSewer:-Roof:Asphalt ShingleCondo Fee:\$ 450Basement:Partial, UnfinishedLLD:-Exterior:Stucco, Wood FrameZoning:M-CG d28Foundation:Poured ConcreteUtilities:-	Heating:	Forced Air	Water:	-
Basement: Partial, Unfinished LLD: - Exterior: Stucco, Wood Frame Zoning: M-CG d28	Floors:	Other	Sewer:	-
Exterior: Stucco, Wood Frame Zoning: M-CG d28	Roof:	Asphalt Shingle	Condo Fee:	\$ 450
J. J	Basement:	Partial, Unfinished	LLD:	-
Foundation: Poured Concrete Utilities: -	Exterior:	Stucco, Wood Frame	Zoning:	M-CG d28
	Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar

Inclusions: NA

Excellent opportunity to renovate to YOUR style! This spacious 3 bedroom unit with DOUBLE garage awaits your creativity. From the main entrance you go up half a flight of stairs to the main living area with large windows and high ceilings. Through the patio doors and you have your own private, fenced area. Up the stairs to the dining area, kitchen and family room with wood burning fireplace. There's also a 2 piece bathroom for your convenience. Up the final stairs to the main bathroom and 3 bedrooms including the primary with its own 3 piece ensuite. Basement is unfinished with room for laundry. Prelisting inspection has been done for your convenience