32, 80 Galbraith Drive SW
Calgary, Alberta

MLS # A2257206

$365,000

Division:	Glamorgan
Type:	Residential/Five Plus
Style:	2 Storey

Size:	1,191 sq.ft.	**Age:**	1971 (54 yrs old)
Beds:	3	**Baths:**	1 full / 1 half

Garage:	Stall
Lot Size:	-
Lot Feat:	Back Yard

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Laminate	**Sewer:**	-
Roof:	See Remarks	**Condo Fee:**	$ 582
Basement:	Full, Unfinished	**LLD:**	-
Exterior:	Wood Frame	**Zoning:**	M-C1 d54
Foundation:	Poured Concrete	**Utilities:**	-
Features:	See Remarks, Storage, Vinyl Windows		

Inclusions:	N/A

Ready to move into a spacious townhome in the desirable inner city neighborhood of Glamorgan? This 3 bedroom 1.5 bathroom town home with full basement and private yard is close to Mount Royal University, with quick access to the mountains and all amenities. The bright main floor has a large living room & dining room with laminate flooring, a spacious kitchen with lots of white cabinets that leads to FULLY FENCED YARD with NEW DECK and a powder room. Upstairs there are 3 good sized bedrooms all with laminate flooring and a 4 pc bathroom. The full basement has a utility room with Newer Washer, Dryer, Furnace(2020) and Hot Water Tank(2019) - lots of storage and potential! The home has been freshly painted and has vinyl windows, new smoke detectors, furnace serviced and ducts cleaned. Just move in and enjoy. It's a well run complex and pet friendly.