

**10D, 80 Galbraith Drive SW  
Calgary, Alberta**
**MLS # A2263292**

# \$249,000



<b>Division:</b>	Glamorgan		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	864 sq.ft.	<b>Age:</b>	1971 (55 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Guest, Parking Lot, Paved, Plug-In, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 483
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Vinyl Siding, Wood Siding	<b>Zoning:</b>	M-C1 d54
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Laminate Counters, No Smoking Home		
<b>Inclusions:</b>	None		

Reimagine condo living in Calgary, without compromise. Located in the established inner-SW community of Glamorgan, this bright 864 sq. ft., second-floor, two-bedroom, one bath condo unit at Glenmore on the Parc offers what many buyers are actively searching for: real space, solid construction, and confidence in location. This building was built during a time when homes were designed for livability and stability, not maximum density. The result is a home that feels solid, calm, and functional the moment you step inside. The layout is intuitive and practical, featuring a galley kitchen with all brand-new stainless steel appliances, ample storage, a full dining area, and a living room that comfortably fits real furniture and real life. Both bedrooms are generously sized with excellent closet space, making the home well suited for first-time buyers, young families, shared living, or a dedicated home office. An in-suite laundry room (with all-in-one washer and dryer), private balcony, assigned storage locker, and surface parking stall with plug-in access round out the everyday essentials that matter long after move-in day. Location matters and Glamorgan continues to prove why well-established inner-city communities hold their value. Surrounded by parks, playgrounds, schools, and daily amenities, and minutes from Mount Royal University, major transit routes, Glenmore Trail, Stoney Trail, and downtown, this is a neighbourhood built for long-term living. For buyers navigating a crowded condo market and seeking confidence, this home represents a smart, grounded choice. It is a place where you can settle knowing you've prioritized stability, livability, and value in an unpredictable market. This is the condo worth seeing in person.