22, 80 Galbraith Drive SW
Calgary, Alberta

MLS # A2209788

$379,000

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

Size:	1,180 sq.ft.	**Age:**	1971 (54 yrs old)
Beds:	3	**Baths:**	1 full / 1 half

Garage:	Assigned, Stall
Lot Size:	-
Lot Feat:	Low Maintenance Landscape

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Laminate, Linoleum, Other	**Sewer:**	-
Roof:	Tar/Gravel	**Condo Fee:**	$ 582
Basement:	Finished, Full	**LLD:**	-
Exterior:	Other, Wood Frame	**Zoning:**	M-C1
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Closet Organizers, Laminate Counters, Storage		

Inclusions:	N/A

Spacious townhouse offering over 1175 square ft. above ground of living space. The main level boasts a picture perfect living room highlighted by a large window. Off the living room you will find a dining room & kitchen with everything you need! The main level is finished off with a 2 pc. bathroom. The upper level boasts 3 bedrooms & a full 4 pc bathroom. The lower level features a developed basement with a den & closet space, a storage room, and laundry area. Outside you will find a fenced yard with sunny south exposure. A convenient parking stall is located close to the unit. Well run condo board with regular updates over the years. With walking distance to schools including Mt. Royal University & just a short commute to downtown, this location is unbeatable. Come & view this unit today, these units do not last!