

64, 23 Glamis Drive SW
Calgary, Alberta

MLS # A2216801



\$399,900

Division:	Glamorgan		
Type:	Residential/Five Plus		
Style:	4 Level Split		
Size:	1,403 sq.ft.	Age:	1980 (45 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Heated Garage, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, Backs on to Park/Green Space, No Neighbours Behind, Private		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Ceramic Tile, Linoleum
Roof:	Asphalt Shingle
Basement:	Partial, Unfinished
Exterior:	Stucco, Wood Siding
Foundation:	Poured Concrete
Features:	Central Vacuum, No Animal Home, No Smoking Home

Water: -

Sewer: -

Condo Fee: \$ 483

LLD: -

Zoning: M-CG

Utilities: -

Inclusions: Piano

This home is ready for your personal touch! With three bedrooms, two and a half baths, it could very well be your next family home. It is a worthy home or investment property with a good paint job and new carpet. Castle Glen has been a well-run complex since 1980 and is in an ideal location. In the heart of Glamorgan, you have the benefits of shopping, transit, schools and easy access to the mountains. The comfortable living room has south-facing windows that allow natural light in all seasons. A classic wood fireplace with a log lighter will make for warm, cozy evenings on a cold winter night. Sliding doors off the living room lead to the back deck that overlooks the green space. There are no back-door neighbours, so it is very private. The garage is drywalled, heated and has built-in cabinets. The manual door can easily be opened for coming and going. The driveway can also accommodate a vehicle, so it's ideal for the two-car family. So if you are looking for a solid home for under 400k, look no further! Call now before it goes.