

1316, 60 Glamis Drive SW
Calgary, Alberta

MLS # A2227702



\$269,900

Division:	Glamorgan		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,090 sq.ft.	Age:	1981 (44 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 625
Basement:	-	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	M-C1 d70
Foundation:	-	Utilities:	-
Features:	Closet Organizers, No Animal Home, No Smoking Home, Storage, Vinyl Windows		

Inclusions: Shelving in storage room

Adorable TOP FLOOR condo flooded in natural light! This spacious suite FACING THE GREEN BELT is over 1,000 square feet so you can go ahead and buy yourself some proper-sized furniture and stretch out! Clean and updated, this is a move-in ready home, ready for its next owner. You are going to LOVE the south-facing oversized balcony, great for growing potted plants, eating outdoors and enjoying time in nature, with mature trees all around. The living room has a fully functioning wood-burning fireplace, oh so cozy on winter nights! The dining area can comfortably host a dinner party or family gathering. Primary suite is over 200 square feet so it can easily accommodate a home office, exercise nook, music area or library & reading chairs in addition to a king-sized bed! Second bedroom is also generous, great for a roommate or growing family and has views of the park. Enjoy the nicely updated bathroom with full-sized washer and vented dryer. The in-suite storage room is truly a remarkable size and a large wardrobe at the front door keeps all of your jackets and shoes organized! Enjoy newer windows throughout, newer laminate flooring and all appliances have been replaced with oven & microwave in the past 5 years. Glamorgan Park is just out the door while Co-op, Canadian Tire, Home Sense, Save-on Foods, Primal Grounds Cafe and more are in walking distance! Leaving for the mountains is a breeze with this easy-access location. This is truly a gem under \$300,000, ready for you to call home!