# \$289,900 - 8a, 80 Galbraith Drive Sw, Calgary

MLS® #A2199984

# \$289,900

2 Bedroom, 1.00 Bathroom, 887 sqft Residential on 0.00 Acres

Glamorgan, Calgary, Alberta

Discover this stylish and fully updated second-floor end unit in Glenmore on the Parcâ€"an excellent opportunity for first-time buyers, small families or investors! Recently renovated, this home features newer windows, upgraded patio and entrance doors, and sleek luxury vinyl plank flooring throughout. The well designed layout offers a spacious primary bedroom with plenty of room for a king-sized bed, a generous second bedroom, and a beautifully renovated 4-piece bathroom with modern lighting, a floating vanity, and a custom curved tub with glass shower doors. The functional kitchen boasts newer stainless steel appliances and ample cabinet space, while the bright east-facing living room is bathed in natural light, opening onto a private deck with serene views of a lush, tree-lined green space. Additional highlights include a full-sized washer and dryer in the laundry room, an assigned parking stall just steps from the building, and a secure storage unit conveniently located on the main floor. This quiet, well-managed, solid concrete building has seen recent common area updates and offers low condo fees that cover everything but electricity! Situated within walking distance of Mount Royal University, this prime location is close to major transit routes, Westbrook LRT, parks, coffee shops, and top shopping destinations like Westbrook Mall, West Hills, Marda Loop, and Chinook Centre. With easy access to Glenmore Trail, Stoney Trail, and downtown in under 15 minutes, plus a quick







getaway to the mountains, you'II love the convenience! Pets are welcome with board approval, book your showing today!

#### Built in 1971

## **Essential Information**

MLS® # A2199984 Price \$289,900

Bedrooms 2 Bathrooms 1.00

Full Baths 1

Square Footage 887
Acres 0.00
Year Built 1971

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

# **Community Information**

Address 8a, 80 Galbraith Drive Sw

Subdivision Glamorgan

City Calgary
County Calgary
Province Alberta
Postal Code T3E 3H2

#### **Amenities**

Amenities Other

Parking Spaces 1

Parking Assigned, Stall

### Interior

Interior Features Laminate Counters, See Remarks, Storage

Appliances Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator,

Washer/Dryer Stacked

Heating Baseboard

Cooling None

# of Stories 3

#### **Exterior**

Exterior Features Balcony

Construction Brick, Concrete, Wood Frame

## **Additional Information**

Date Listed March 6th, 2025

Days on Market 7

Zoning M-C1

# **Listing Details**

Listing Office eXp Realty

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