

# **\$375,000 - 132, 46 Glamis Green Sw, Calgary**

MLS® #A2223465

## **\$375,000**

2 Bedroom, 2.00 Bathroom, 1,148 sqft

Residential on 0.00 Acres

Glamorgan, Calgary, Alberta

Welcome home to this beautiful newly renovated townhome situated on a corner lot which was the showhome for Glamis Green when it was built. This home has new vinyl floors, carpet, paint on walls ceiling and baseboards, lighting, a new furnace and HWT and newer appliances. There is absolutely nothing that needs to be replaced in this unit as it feels and smells brand new with class and style. The kitchen is perfect for entertaining with granite counter tops,. solid wood cabinets and a breakfast bar along with a stainless steel dishwasher and refrigerator. Cozy up to the stone gas fire place in the living-room and enjoy the natural sunlight light that boast in from the oversized windows. The primary bedroom has a patio that is south facing perfect for to grow veggies or reap the benefits with the natural light of the Sun. Enjoy the privacy with no through traffic and with a separate entrance towards the front south facing yard. This home has more than enough sqft to convert the extra family room into a 3 bedroom unit if needed with a half bath on the main floor and a full bath on the second floor and two full bedrooms along with 2nd floor laundry for extra convenience. The attached garage is oversized with plenty of storage or to have a workshop space or motorbike. This home is perfect for any first time home buyer or an investor looking for a rental property as it is within walking distance to the Westhills shopping centre, movie theatre, restaurants, parks, walking trails and so much green space.



This one will not last long as all of the exterior of the complex has also been finished with new siding, roof, concrete sidewalks and steps as well as beautiful landscaping. Call your favourite realtor today to book a showing. You have to see this unit to appreciate the value.

Built in 1979

### Essential Information

MLS® #	A2223465
Price	\$375,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,148
Acres	0.00
Year Built	1979
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	132, 46 Glamis Green Sw
Subdivision	Glamorgan
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E6V1

### Amenities

Amenities	Parking, Playground, Secured Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	2
Parking	Assigned, Covered, Enclosed, Garage Door Opener, Garage Faces Rear, Oversized, Owned, Paved, Secured, Single Garage Attached, Stall

# of Garages 1

## Interior

Interior Features Breakfast Bar, Ceiling Fan(s), Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Separate Entrance, Storage, Vinyl Windows

Appliances Dishwasher, Electric Range, Garage Control(s), Humidifier, Microwave, Refrigerator, Washer/Dryer, Window Coverings

Heating High Efficiency, Fireplace(s), Forced Air, Natural Gas, See Remarks

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Basement None

## Exterior

Exterior Features Balcony, Lighting, Playground, Private Entrance, Private Yard, Storage

Lot Description Cleared, Corner Lot, Cul-De-Sac, Front Yard, Landscaped, Level, Private, Square Shaped Lot, Street Lighting, Views

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed May 22nd, 2025

Days on Market 44

Zoning M-C1

## Listing Details

Listing Office CIR Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.