

# \$344,900 - 239, 52 Glamis Green Sw, Calgary

MLS® #A2214133

**\$344,900**

2 Bedroom, 2.00 Bathroom, 1,036 sqft

Residential on 0.00 Acres

Glamorgan, Calgary, Alberta

Open house: 1-4pm Saturday April 26 2025

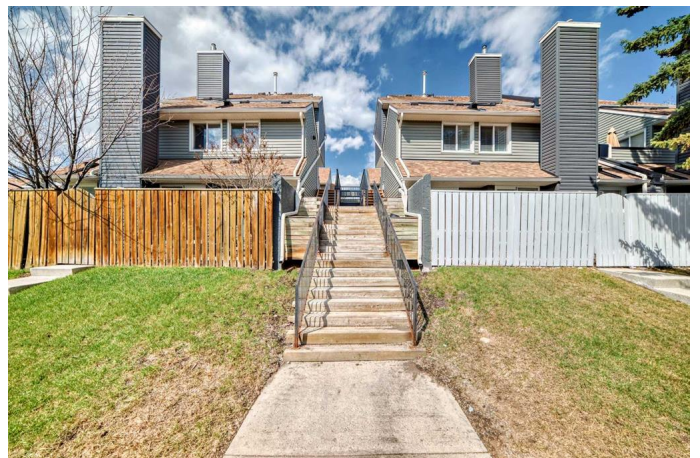
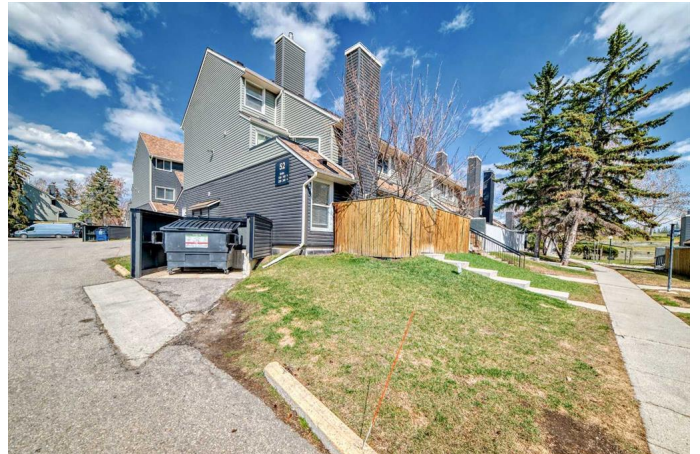
Discover comfortable end unit

low-maintenance living in this well-priced 2-bedroom condo, ideally located in a central and friendly neighborhood—just minutes from Mount Royal University, shopping, and public transit.

Upstairs, you'll find a spacious living room with a cozy gas fireplace that opens onto a large private deck—perfect for morning coffee or evening unwinding. The kitchen features maple cabinetry, granite countertops, and durable tile flooring, which extends into the bathrooms for a cohesive, easy-to-clean finish. A convenient half-bath, kitchen with s/s appliances, and dining area complete the upper level.

The main floor offers two bright bedrooms, a full 4-piece bathroom, and in-suite laundry. As a fully above-grade unit, the home benefits from an abundance of natural light throughout. Recent updates include fresh paint, new carpet, and a new microwave hood fan, giving the space a modern and refreshed feel.

Enjoy the convenience of a single attached garage and the many amenities of the well-established Glamorgan community, including walking paths, parks, schools, a skating rink, sports courts, and a vibrant community center with year-round events. You're also just moments away from shopping



and dining options at London Place West, Signal Hill, and West Hills.

Built in 1980

**Essential Information**

MLS® #	A2214133
Price	\$344,900
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,036
Acres	0.00
Year Built	1980
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

**Community Information**

Address	239, 52 Glamis Green Sw
Subdivision	Glamorgan
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 6V1

**Amenities**

Amenities	Visitor Parking
Parking Spaces	1
Parking	Single Garage Attached
# of Garages	1

**Interior**

Interior Features	Granite Counters, No Animal Home, No Smoking Home
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Window Coverings
Heating	Forced Air

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Basement	None

### **Exterior**

Exterior Features	Lighting
Lot Description	Low Maintenance Landscape, Street Lighting
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 24th, 2025
Days on Market	24
Zoning	M-C1

### **Listing Details**

Listing Office	Homecare Realty Ltd.
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