

# \$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

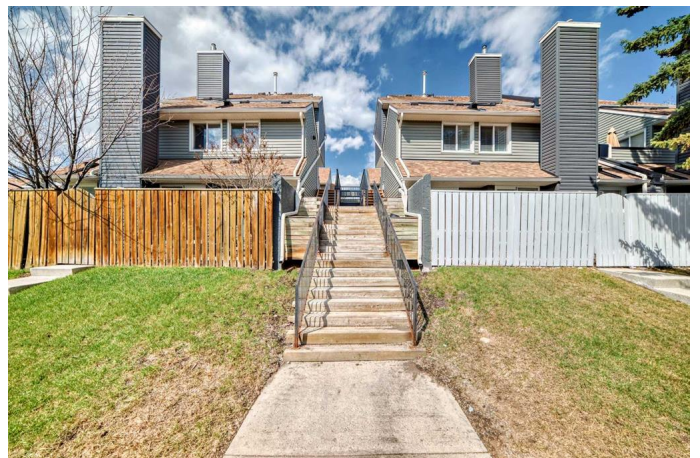
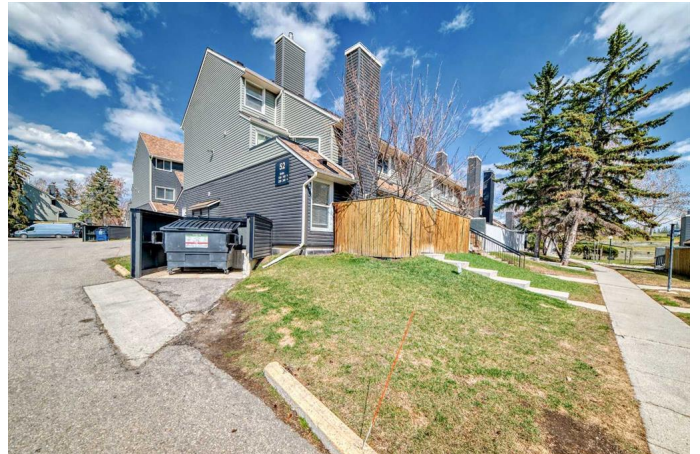
Discover comfortable end unit

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 | 16               |
| Zoning         | M-C1             |

### Listing Details

|                |                      |
|----------------|----------------------|
| Listing Office | Homecare Realty Ltd. |
|----------------|----------------------|

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