

# \$479,900 - 88 Glamis Gardens Sw, Calgary

MLS® #A2260694

**\$479,900**

3 Bedroom, 3.00 Bathroom, 1,457 sqft

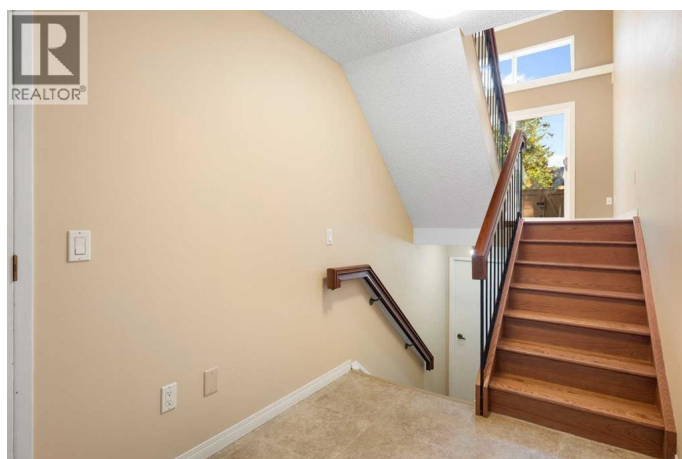
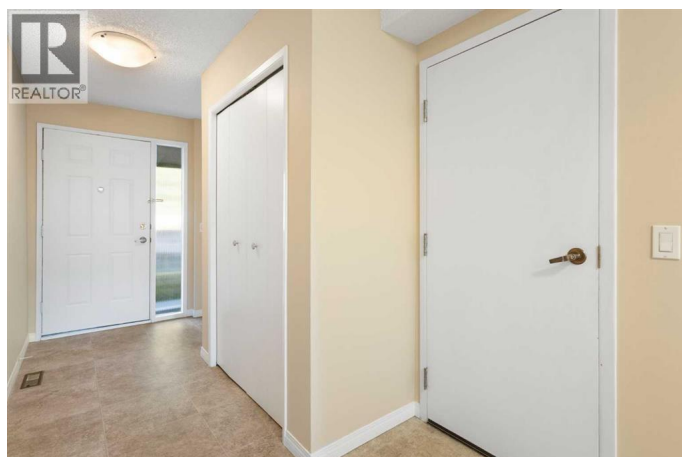
Single Family on 0.00 Acres

Glamorgan, Calgary, Alberta

EASY LIVING in Glamis Gardens! Terrific end unit Townhome has wonderful natural light throughout the spaces. Separate entry level with closet and access to the attached two-car garage provides a nice introduction to the unit.

Step up to the bright living room with vaulted ceiling and sliding doors out to the large private, professionally designed cobblestone patio and garden (please also see Supplements). On the next level are the kitchen, dining and family rooms. Kitchen features beautiful custom cabinetry, checker plate backsplash, plenty of counter and cupboard space, tempered glass raised eating bar, upgraded lighting and full pantry.

Separate dining area to comfortably host your guests. Relax in the family room with warm fieldstone wood burning fireplace. Gleaming solid Quebec hardwood (see Supplements) throughout the living, dining, kitchen and family rooms. Two-piece bathroom with custom sink completes this level. Spacious master bedroom with previously upgraded (see Supplements) three-piece ensuite and dual closets. Two other good-sized bedrooms (currently configured as a large single bedroom, great for combined sleeping and work space) and upgraded main bathroom complete the upper level. Partial basement utility space provides open laundry area, storage and large crawl space. Recent updates include; Freshly Painted (Oct. 2025), Stove (2024), Microwave/Hood Fan (2024), Garage Door (2023) and High Efficiency



Furnace (2022). Unit, carpets, furnace and ducts professionally cleaned just prior to listing. Minutes from Westhills shopping, restaurants, and services, plus Canadian Tire, London Drugs, Co-Op, and many more. Close to schools, Mount Royal University, and transit. Easy access to Sarcee, Glenmore and Stoney Trails so very quick to get around town or go out of town. READY to move in, RELAX and ENJOY! (id:6289)

Built in 1980

**Essential Information**

Listing #	A2260694
Price	\$479,900
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	1,457
Acres	0.00
Year Built	1980
Type	Single Family
Sub-Type	Condominium/Strata
Style	4 Level

**Community Information**

Address	88 Glamis Gardens Sw
Subdivision	Glamorgan
City	Calgary
Province	Alberta
Postal Code	T2E6S4

**Amenities**

Amenities	Park, Playground, Schools, Shopping
Features	No neighbours behind, No Animal Home, No Smoking Home, Gas BBQ Hookup
Parking Spaces	4
Parking	Attached Garage, Concrete, Oversize
# of Garages	2

## Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Microwave Range Hood Combo, Humidifier, Window Coverings, Garage door opener
Heating	Natural gas Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1

## Exterior

Exterior	Stucco
Construction	Wood frame
Foundation	Poured Concrete

## Listing Details

Listing Office	Royal LePage Benchmark
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Listing information last updated on October 14th, 2025 at 11:16pm PDT