

# \$389,900 - 76, 80 Galbraith Drive Sw, Calgary

MLS® #A2223896

**\$389,900**

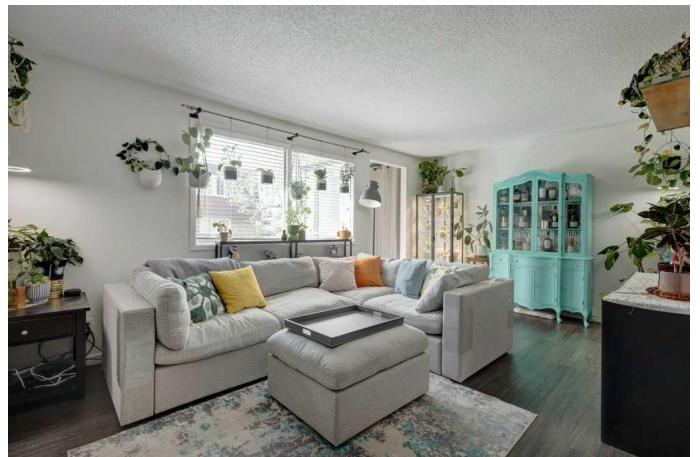
3 Bedroom, 3.00 Bathroom, 1,153 sqft

Residential on 0.00 Acres

Glamorgan, Calgary, Alberta

This two-storey townhome with two and a half baths offers the perfect blend of comfort, convenience, and location. Located in a central community close to Mount Royal university, with quick access to the mountains and all amenities, this home is ideal for students, professionals, or families alike. Step into the main floor, where newer laminate flooring leads you through a spacious layout featuring a large living room with a west-facing picture window that fills the space with natural light. Through the bright dining room to the updated kitchen with refreshed cabinetry and stainless-steel appliances. A two-piece powder room and access to a private, enclosed yard complete the main level—perfect for entertaining or relaxing outdoors. Upstairs, you™ find three generously sized bedrooms, including a large primary, along with a full bathroom. Brand new carpeting adds comfort and warmth throughout the upper floor and fully finished basement. The lower level is a versatile space with a large rec room, four-piece bathroom, kitchenette, and laundry—ideal for guests and extended family. Surrounded by green space and located in a quiet, established complex, this townhome also includes an outdoor parking stall. Whether you're seeking a low-maintenance lifestyle or an investment in a prime location, this home checks all the boxes.

Built in 1971



## Essential Information

MLS® #	A2223896
Price	\$389,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,153
Acres	0.00
Year Built	1971
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

## Community Information

Address	76, 80 Galbraith Drive Sw
Subdivision	Glamorgan
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 4Z6

## Amenities

Amenities	Park, Parking, Playground, Visitor Parking
Parking Spaces	1
Parking	Stall

## Interior

Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Playground, Private Yard
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Lot Description	Back Yard, Backs on to Park/Green Space, Few Trees, Landscaped, Low Maintenance Landscape, Rectangular Lot
Roof	Tar/Gravel
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 23rd, 2025
Days on Market	15
Zoning	M-C1

### **Listing Details**

Listing Office	Royal LePage Solutions
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