

# \$265,000 - 2a, 80 Galbraith Drive Sw, Calgary

MLS® #A2242412

**\$265,000**

2 Bedroom, 1.00 Bathroom, 874 sqft

Residential on 0.00 Acres

Glamorgan, Calgary, Alberta

Main Floor Corner Unit in Glamorgan – Ideal Location

Located in a quiet, pet-friendly (with board approval) complex, this bright 2-bedroom corner unit offers exceptional value in sought-after Glamorgan. Just steps from Mount Royal University, parks, shopping, and transit, the home features a spacious west-facing living area with updated laminate flooring and a functional kitchen. The 4-piece bathroom includes a newly upgraded vanity, adding a fresh and modern touch. Additional features include in-suite laundry, a separate storage room, and an assigned outdoor parking stall. Move-in ready with room to personalize, this is a fantastic opportunity in a well-established community with excellent local amenities and convenient access to downtown. Don't miss the chance to make this stunning unit your new home!

Built in 1971

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2242412  |
| Price          | \$265,000 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 874       |
| Acres          | 0.00      |
| Year Built     | 1971      |



|          |                   |
|----------|-------------------|
| Type     | Residential       |
| Sub-Type | Apartment         |
| Style    | Single Level Unit |
| Status   | Active            |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 2a, 80 Galbraith Drive Sw |
| Subdivision | Glamorgan                 |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3E 3H2                   |

### Amenities

|                |                          |
|----------------|--------------------------|
| Amenities      | Parking, Visitor Parking |
| Parking Spaces | 1                        |
| Parking        | Stall, Assigned          |

### Interior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home                                           |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings |
| Heating           | Boiler, Hot Water, Natural Gas                                            |
| Cooling           | None                                                                      |
| # of Stories      | 3                                                                         |

### Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | Other, Storage                        |
| Roof              | Asphalt Shingle                       |
| Construction      | Vinyl Siding, Wood Frame, Wood Siding |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 24th, 2025 |
| Days on Market | 57              |
| Zoning         | M-C1 d54        |

### Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | First Place Realty |
|----------------|--------------------|

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