$479,900 - 88 Glamis Gardens Sw, Calgary

MLS® #A2260694

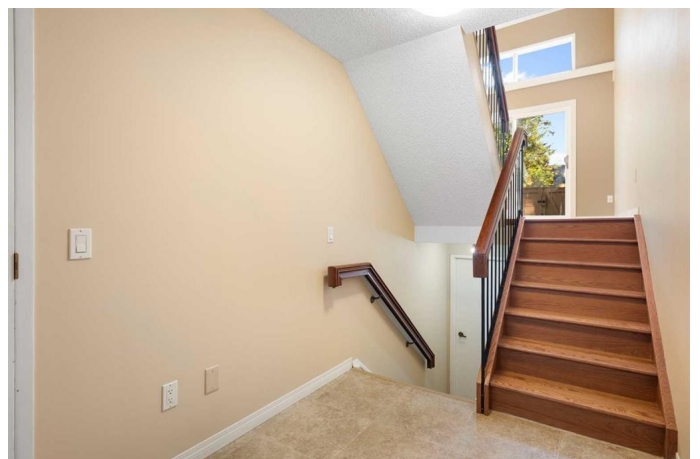## $479,900

3 Bedroom, 3.00 Bathroom, 1,457 sqft
Residential 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!

Built in 1980

Essential Information

MLS® #	A2260694
Price	$479,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,457
Acres	0.00
Year Built	1980
Type	Residential
Sub-Type	Row/Townhouse
Style	4 Level Split
Status	Active

Community Information

Address	88 Glamis Gardens Sw
Subdivision	Glamorgan
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 6S4

Amenities

Amenities	None
Parking Spaces	4

Parking	Additional Parking, Concrete Driveway, Double Garage Attached, Driveway, Garage Door Opener, Oversized, Garage Faces Front, Insulated
# of Garages	2

Interior

Interior Features	Breakfast Bar, No Animal Home, No Smoking Home, Recessed Lighting, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Humidifier
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Wood Burning, Gas Starter
Has Basement	Yes
Basement	Unfinished, Partial

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Private, No Neighbours Behind
Roof	Asphalt
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 8th, 2025
Days on Market	3
Zoning	M-CG d28

Listing Details

Listing Office	Royal LePage Benchmark