

# \$435,000 - 23, 23 Glamis Drive Sw, Calgary

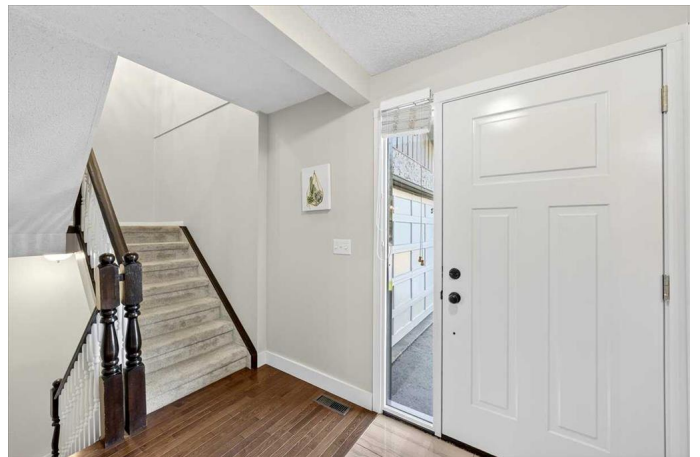
MLS® #A2244663

**\$435,000**

3 Bedroom, 3.00 Bathroom, 1,346 sqft  
Residential on 0.00 Acres

Glamorgan, Calgary, Alberta

**\*\*OPEN HOUSE CANCELLED\*\*** Welcome to Glamorgan! Presenting a thoughtfully updated townhome in the heart of Glamorgan, one of Calgary's most established and amenity-rich communities. This beautiful 3-bedroom, 2.5-bath home offers a functional & intuitive layout with over 1,300 sqft of comfortable living space, plus a private, fully fenced south-facing backyard—perfect for gardening and enjoy the warm summer breeze. Inside, you'll find a well-equipped kitchen boasts updated appliances, with cozy breakfast nook tucked in the bay windows. The adjacent dining room opens up beautifully into the spacious living area with a wood-burning fireplace feature. Upstairs are three generously sized bedrooms. The expansive primary bedroom comfortably fits a king-size bed with plenty of space for nightstands and dressers. The primary retreat flows into the updated private ensuite bathroom. Two incredibly sized secondary bedrooms share the updated main bathroom down the hall. The basement is partially finished to tuck away the laundry room and storage area. The basement is currently used as a cooled home gym but it can easily be finished to add an additional recreation area for movie night and family time. **NOTABLE MENTIONS:** New windows (2024) | Renovated kitchen | Updated appliances | Updated bathrooms | End-unit | Attached garage with full length driveway. Glamorgan is located close to Glamorgan School, MRU, and North Glenmore Park, with



easy access to main roads like Richmond Road, Sarcee Trail, and Glenmore Trail. Whether you're a first-time buyer, growing family, or investor, #23, 23 Glamis Drive SW offers a fantastic layout, excellent location, and unbeatable value in a well-established community. Come see for yourself!

Built in 1980

### Essential Information

MLS® #	A2244663
Price	\$435,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,346
Acres	0.00
Year Built	1980
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	23, 23 Glamis Drive Sw
Subdivision	Glamorgan
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 6S3

### Amenities

Amenities	Trash
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	Built-in Features, Chandelier, Closet Organizers, No Smoking Home, Pantry, Quartz Counters, Storage, Vinyl Windows, Track Lighting
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Garden, Lighting, Private Yard
Lot Description	Back Yard, Fruit Trees/Shrub(s), Garden, Level, Low Maintenance Landscape, Paved, Street Lighting
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	July 31st, 2025
Days on Market	13
Zoning	M-CG d31

## Listing Details

Listing Office	CIR Realty
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