

# \$399,900 - 64, 23 Glamis Drive Sw, Calgary

MLS® #A2216801

**\$399,900**

3 Bedroom, 3.00 Bathroom, 1,403 sqft

Residential on 0.00 Acres

Glamorgan, Calgary, Alberta

This home is ready for your personal touch! With three bedrooms, two and a half baths, it could very well be your next family home. It is a worthy home or investment property with a good paint job and new carpet. Castle Glen has been a well-run complex since 1980 and is in an ideal location. In the heart of Glamorgan, you have the benefits of shopping, transit, schools and easy access to the mountains. The comfortable living room has south-facing windows that allow natural light in all seasons. A classic wood fireplace with a log lighter will make for warm, cozy evenings on a cold winter night. Sliding doors off the living room lead to the back deck that overlooks the green space. There are no back-door neighbours, so it is very private. The garage is drywalled, heated and has built-in cabinets. The manual door can easily be opened for coming and going. The driveway can also accommodate a vehicle, so it's ideal for the two-car family. So if you are looking for a solid home for under 400k, look no further! Call now before it goes.

Built in 1980

## Essential Information

MLS® #	A2216801
Price	\$399,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2



Half Baths	1
Square Footage	1,403
Acres	0.00
Year Built	1980
Type	Residential
Sub-Type	Row/Townhouse
Style	4 Level Split
Status	Active

### Community Information

Address	64, 23 Glamis Drive Sw
Subdivision	Glamorgan
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 6S3

### Amenities

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

### Interior

Interior Features	Central Vacuum, No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Humidifier, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Mantle, Stone, Gas Log
Has Basement	Yes
Basement	Partial, Unfinished

### Exterior

Exterior Features	None
Lot Description	Back Yard, Backs on to Park/Green Space, No Neighbours Behind, Private

Roof	Asphalt Shingle
Construction	Stucco, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 1st, 2025
Days on Market	1
Zoning	M-CG

### **Listing Details**

Listing Office	RE/MAX Realty Professionals
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