

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

MLS® #A2244663

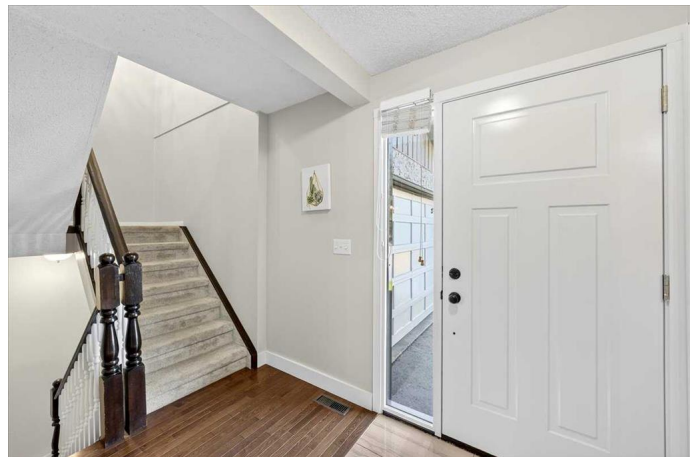
**\$435,000**

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 nights stands 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 movies 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 | 11              |
| Zoning         | M-CG d31        |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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