

# \$509,900 - 170 Glamis Terrace Sw, Calgary

MLS® #A2234879

**\$509,900**

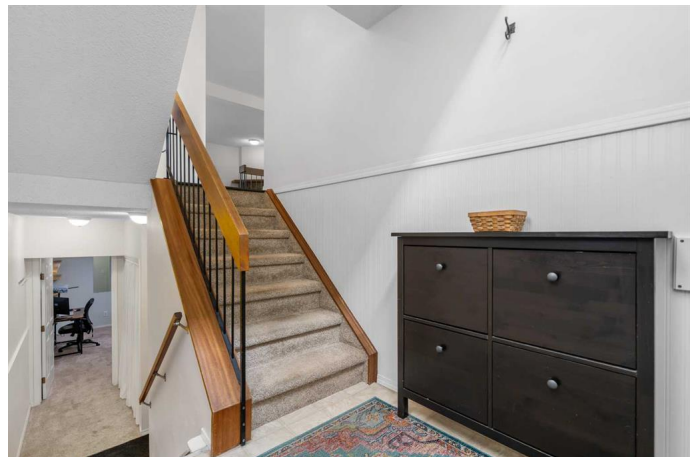
3 Bedroom, 3.00 Bathroom, 1,557 sqft

Residential on 0.00 Acres

Glamorgan, Calgary, Alberta

**\*\* OPEN HOUSE SUNDAY, JUNE 29, 2-4 PM NOW CANCELLED. \*\*** Fabulous townhome in a fantastic PET-FRIENDLY COMPLEX, nestled amongst mature trees and just waiting for you to call it home! This is as good it gets: END UNIT, oversized DOUBLE GARAGE, private FENCED BACK YARD surrounded by towering mature trees. WOW!! Inside, this home is fresh and bright and lovely!

Welcoming and spacious front entry. Main floor features large, beautiful living area with corner stone WOOD-BURNING FIREPLACE (with gas lighter), patio doors to CHARMING BACK GARDEN AND PATIO, and extra ceiling height that lends the room a grand feeling. Dining room with gorgeous HARDWOOD FLOORS and sensational BAY WINDOW only possible because this is a sought-after end unit. Incredible, enormous eat-in kitchen with sparkling QUARTZ COUNTERTOPS, gleaming white subway tile backsplash and STAINLESS STEEL APPLIANCES. Lovely 2-piece powder room completes this floor. Upstairs, youâ€™ll find a glorious, spacious primary retreat with walk-through double closets to an updated 3-piece ensuite with OVERSIZED SHOWER. Check out the peek-a-boo MOUNTAIN VIEWS! Two more bedrooms upstairs with incredible TREETOP VIEWS and a fresh, updated main bathroom. On the lower level, yet another room ideal for an office, play room or hobby area, plus laundry area, storage and the utility room. Utility rooms arenâ€™t normally a highlight,



but check this one out: newer high-efficiency furnace (2016), newer hot water tank (2021), new CENTRAL A/C (2024) and new electrical panel (2025). WHAT?!! Yes, all the unsexy mechanical stuff is done! Thinking you might need to sacrifice on your garage dreams in a townhouse? Not here! HUMUNGOUS OVERSIZED DOUBLE GARAGE with room for two cars, bikes, toys, storage and workspace. This home is situated in the best location in this well-managed complex, with magnificent trees, bike paths out your back gate, easy access to everywhere, and the best shopping in the city nearby. Yup, this place is PERFECT!

Built in 1982

**Essential Information**

MLS® #	A2234879
Price	\$509,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,557
Acres	0.00
Year Built	1982
Type	Residential
Sub-Type	Row/Townhouse
Style	4 Level Split
Status	Active

**Community Information**

Address	170 Glamis Terrace Sw
Subdivision	Glamorgan
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 6V3

## Amenities

Amenities	Visitor Parking
Parking Spaces	4
Parking	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Oversized
# of Garages	2

## Interior

Interior Features	Central Vacuum, No Smoking Home, Quartz Counters, Storage
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas, High Efficiency
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas Starter, Living Room, Mantle, Wood Burning, Stone
Has Basement	Yes
Basement	Partially Finished, Partial

## Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Yard, Cul-De-Sac, Garden, Landscaped, Many Trees, No Neighbours Behind, Private
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 27th, 2025
Days on Market	7
Zoning	M-CG d35

## Listing Details

Listing Office	Real Estate Professionals Inc.
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