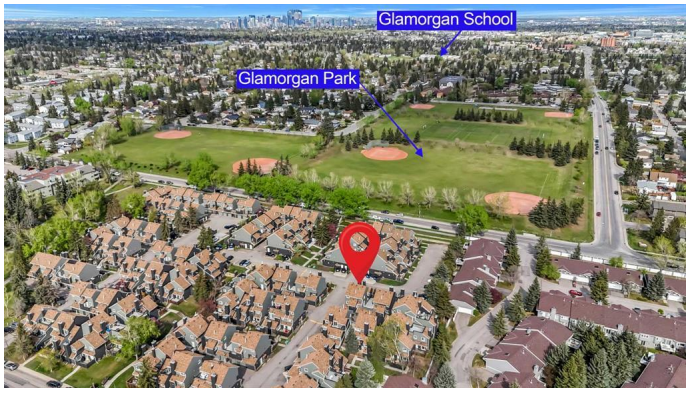
$350,000 - 120, 36 Glamis Green Sw, Calgary

MLS® #A2222193

$350,000
3 Bedroom, 2.00 Bathroom, 1,111 sqft
Residential on 0.00 Acres



Glamorgan, Calgary, Alberta

Discover a truly rare opportunity with this exceptional townhouse, offering the perfect blend of comfort, convenience, and style! Whether youâ€™re a first-time homebuyer, a young professional, or an investor looking for a sought-after rental, this home is a fantastic find.

This larger-than-average end unit is move-in ready, boasting brand new carpets, fresh paint, and recent updates throughout. Step inside and be greeted by gleaming hardwood floors that flow seamlessly throughout the bright, open living space. The modern kitchen is a chef's delight, featuring sleek granite countertops, a full stainless steel appliance package, and ample space for culinary creations. Large windows invite abundant natural light, creating a warm and inviting atmosphere.

Cozy up by the gas fireplace in the inviting living room, or enjoy the versatility of the main floor den/family room, accessible via elegant French doors. Upstairs, you'll find three spacious bedrooms and 1.5 well-maintained bathrooms, ensuring comfortable living for all.

One of the most unique features of this property is the private, fenced backyardâ€”a serene oasis perfect for relaxation or entertaining. The oversized single attached garage is a fantastic bonus being larger than other garages in the complex, providing

generous space for your car or SUV, plus a motorcycle, bikes, or other toys.

Located in a vibrant and well-established Glamorgan community, youâ€™ll have easy access to everything you need. Enjoy being just steps away from Glamorgan Park and the bustling Westhills Shopping Centre. Daily commutes and weekend outings are effortless with a short commute from the university, downtown, shopping, and entertainment. Families and outdoor enthusiasts will love the nearby schools, parks, and recreation facilities. The Glamorgan Community Centre itself offers before and after-school care, an outdoor ice rink, and sports fields for soccer and family softball. Plus, you have easy access to the scenic Glenmore Reservoir and Rockyview Hospital.

Don't miss out on this unique property that truly offers it all!

Built in 1980

Essential Information

MLS® #	A2222193
Price	$350,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,111
Acres	0.00
Year Built	1980
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	120, 36 Glamis Green Sw
Subdivision	Glamorgan
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 6V1

Amenities

Amenities	Visitor Parking
Parking Spaces	1
Parking	Oversized, Single Garage Attached
# of Garages	1

Interior

Interior Features	No Smoking Home, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Basement	None

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	None

Additional Information

Date Listed	May 16th, 2025
Days on Market	32
Zoning	M-C1

Listing Details

Listing Office	Real Broker

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