

# \$344,900 - 239, 52 Glamis Green Sw, Calgary

MLS® #A2214133

**\$344,900**

2 Bedroom, 2.00 Bathroom, 1,036 sqft

Residential on 0.00 Acres

Glamorgan, Calgary, Alberta

Open house: 1-4pm Saturday April 26 2025

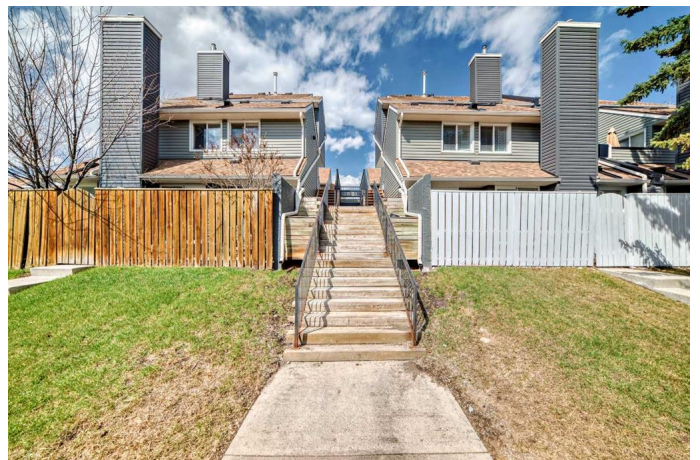
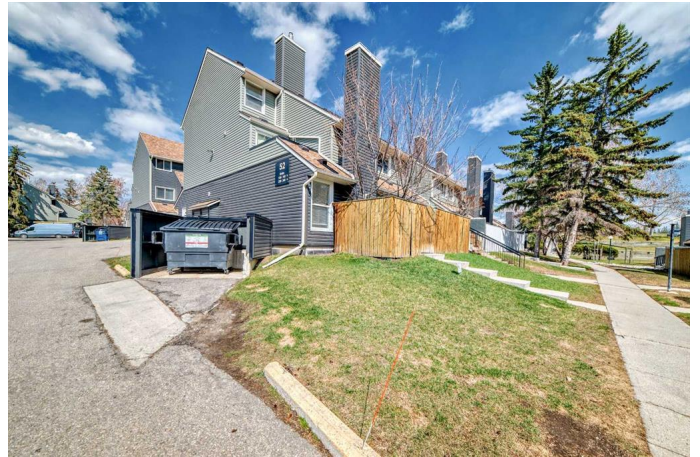
Discover comfortable end unit

low-maintenance living in this well-priced 2-bedroom condo, ideally located in a central and friendly neighborhood—just minutes from Mount Royal University, shopping, and public transit.

Upstairs, you'll find a spacious living room with a cozy gas fireplace that opens onto a large private deck—perfect for morning coffee or evening unwinding. The kitchen features maple cabinetry, granite countertops, and durable tile flooring, which extends into the bathrooms for a cohesive, easy-to-clean finish. A convenient half-bath, kitchen with s/s appliances, and dining area complete the upper level.

The main floor offers two bright bedrooms, a full 4-piece bathroom, and in-suite laundry. As a fully above-grade unit, the home benefits from an abundance of natural light throughout. Recent updates include fresh paint, new carpet, and a new microwave hood fan, giving the space a modern and refreshed feel.

Enjoy the convenience of a single attached garage and the many amenities of the well-established Glamorgan community, including walking paths, parks, schools, a skating rink, sports courts, and a vibrant community center with year-round events. You're also just moments away from shopping



and dining options at London Place West, Signal Hill, and West Hills.

Built in 1980

**Essential Information**

MLS® #	A2214133
Price	\$344,900
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,036
Acres	0.00
Year Built	1980
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

**Community Information**

Address	239, 52 Glamis Green Sw
Subdivision	Glamorgan
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 6V1

**Amenities**

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

**Interior**

Interior Features	Granite Counters, No Animal Home, No Smoking Home
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Window Coverings
Heating	Forced Air

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Basement	None

## Exterior

Exterior Features	Lighting
Lot Description	Low Maintenance Landscape, Street Lighting
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 24th, 2025
Days on Market	9
Zoning	M-C1

## Listing Details

Listing Office	Homecare Realty Ltd.
----------------	----------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.