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205, 59 Glamis Drive SW
Calgary, Alberta

MLS # A2226238



\$285,000

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|-----------|------------------------------------|--------|-------------------|
| Division: | Glamorgan | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Loft/Bachelor/Studio | | |
| Size: | 933 sq.ft. | Age: | 1980 (45 yrs old) |
| Beds: | 1 | Baths: | 1 |
| Garage: | Assigned, Off Street, Stall | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|-------------|--|------------|-----------------|
| Heating: | Baseboard, Natural Gas | Water: | - |
| Floors: | Ceramic Tile, Laminate | Sewer: | - |
| Roof: | Tar/Gravel | Condo Fee: | \$ 594 |
| Basement: | - | LLD: | - |
| Exterior: | Stone, Vinyl Siding, Wood Frame | Zoning: | DC (pre 1P2007) |
| Foundation: | - | Utilities: | - |
| Features: | Ceiling Fan(s), High Ceilings, Metal Counters, Open Floorplan, Track Lighting, Walk-In Closet(s) | | |

Inclusions: Kitchen Island on wheels

****Welcome to this stunning loft-style condo in the desirable community of Glamorgan! With soaring ceilings, an open-concept floor plan, and full-height windows that flood the space with natural light, this vibrant west-facing condo is move-in ready for busy professionals, students, or investors. **Enjoy a partial mountain view, incredible sunsets, and seamless indoor-outdoor living with a private patio (10'2" x 4'8"). The industrial-style kitchen features stainless steel appliances, stainless steel countertops, a matching island on wheels, and under-shelf lighting—perfect for bringing out your inner foodie. **The spacious living area flows into a separate master bedroom, which is enclosed with a striking glass block wall, comfortably accommodates a king-sized bed, and includes a walk-in closet. **The sleek, modern bathroom is complete with a European washer/dryer combo, a huge vanity, and a shower/bathtub combo. Adjacent to the entrance is a versatile storage room with shelving—ideal for storage, a home office, or a cozy reading nook. **This unit is just a 7-minute drive to West Hills Shopping Centre, steps from transit, and an 8-minute drive to Mount Royal University. Surrounded by beautiful parks, mature trees, and pleasant walkways & bike paths, this condo is perfectly positioned to enjoy both tranquility and convenience. **Don't miss this opportunity to live in a professionally renovated, stylish, and functional space - perfect for first-time home buyers or investors!****