

# \$649,900 - 155 Galbraith Drive Sw, Calgary

MLS® #A2207496

**\$649,900**

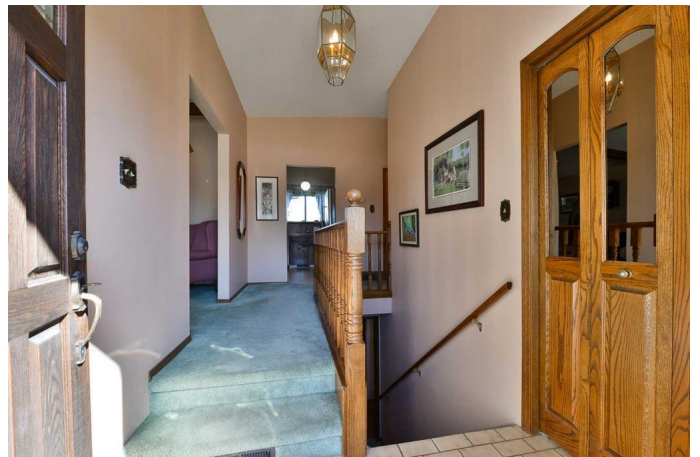
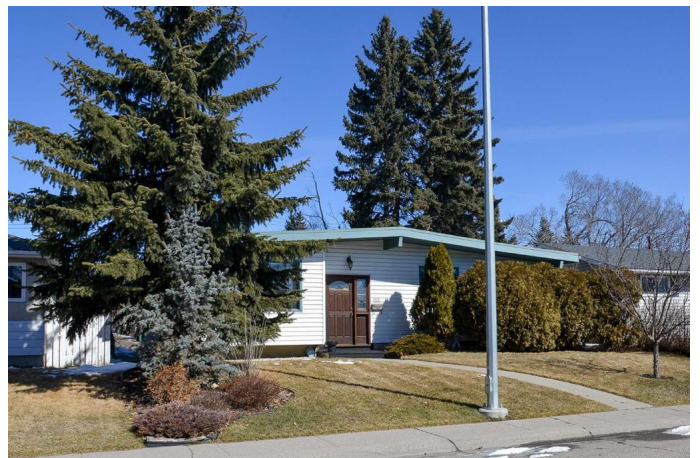
4 Bedroom, 2.00 Bathroom, 1,336 sqft

Residential on 0.12 Acres

Glamorgan, Calgary, Alberta

\*\*\*\* OPEN HOUSE Saturday April 26th

1:30-4:00 pm \*\*\*\* This charming and comfortable home at 155 Galbraith Drive SW has been loved and maintained by the same family for almost 60 years. The quality of this property is evident the moment you open the front door. A great bungalow that has 1,336 square feet on the main level with vaulted ceilings that makes the home feel even more spacious. The layout includes three bedrooms, an "L" shaped living room/dining room that is open to the kitchen and an inviting family room with majestic wood burning fireplace and patio doors to the private back yard with lots of trees, shrubs, a pond, waterfall and patio. The basement is fully finished with a huge family room, an additional bedroom and a spa like retro 4 pce bathroom that includes a luxurious jetted tub and a shower. This is an opportunity in very desirable Glamorgan, walking distance to all of this fantastic community's amenities including all levels of schooling, shopping, coffee shops, restaurants, public transportation, the Grey Eagle Event Center, Mount Royal University and easy access to the Ring Road to get anywhere in the city or out of town to the mountains quickly. ATTENTION BUILDERS, DEVELOPERS and INVESTORS M-C1 zoning 50' x 100' lot. M-C1 zoning in Calgary is intended to accommodate existing residential development and contextually sensitive redevelopment in the form of Duplex Dwellings, Semi-detached Dwellings, and Single Detached Dwellings in the Developed



Area. This is a great property that a new family will be able to enjoy for the next 60 years. Call today for your private viewing!

Built in 1965

### **Essential Information**

MLS® #	A2207496
Price	\$649,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,336
Acres	0.12
Year Built	1965
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	155 Galbraith Drive Sw
Subdivision	Glamorgan
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 4Z5

### **Amenities**

Parking Spaces	1
Parking	Off Street, Parking Pad

### **Interior**

Interior Features	Beamed Ceilings, High Ceilings, Tankless Hot Water, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Family Room, Gas Starter, Wood Burning
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Interior Lot, Landscaped, Street Lighting
Roof	Tar/Gravel
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	April 5th, 2025
Days on Market	22
Zoning	M-C1

## Listing Details

Listing Office	RE/MAX Complete Realty
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