

# \$269,900 - 1316, 60 Glamis Drive Sw, Calgary

MLS® #A2227702

**\$269,900**

2 Bedroom, 1.00 Bathroom, 1,090 sqft

Residential on 0.00 Acres

Glamorgan, Calgary, Alberta

Adorable TOP FLOOR condo flooded in natural light! This spacious suite FACING THE GREEN BELT is over 1,000 square feet so you can go ahead and buy yourself some proper-sized furniture and stretch out! Clean and updated, this is a move-in ready home, ready for its next owner. You are going to LOVE the south-facing oversized balcony, great for growing potted plants, eating outdoors and enjoying time in nature, with mature trees all around. The living room has a fully functioning wood-burning fireplace, oh so cozy on winter nights! The dining area can comfortably host a dinner party or family gathering. Primary suite is over 200 square feet so it can easily accommodate a home office, exercise nook, music area or library & reading chairs in addition to a king-sized bed! Second bedroom is also generous, great for a roommate or growing family and has views of the park. Enjoy the nicely updated bathroom with full-sized washer and vented dryer. The in-suite storage room is truly a remarkable size and a large wardrobe at the front door keeps all of your jackets and shoes organized! Enjoy newer windows throughout, newer laminate flooring and all appliances have been replaced with oven & microwave in the past 5 years. Glamorgan Park is just out the door while Co-op, Canadian Tire, Home Sense, Save-on Foods, Primal Grounds Cafe and more are in walking distance! Leaving for the mountains is a breeze with this easy-access location. This is truly a gem under \$300,000, ready for you to



call home!

Built in 1981

**Essential Information**

MLS® #	A2227702
Price	\$269,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,090
Acres	0.00
Year Built	1981
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	1316, 60 Glamis Drive Sw
Subdivision	Glamorgan
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 6T5

**Amenities**

Amenities	None
Parking Spaces	1
Parking	Stall

**Interior**

Interior Features	Closet Organizers, No Animal Home, No Smoking Home, Storage, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
# of Stories	3

## Exterior

Exterior Features	Balcony
Construction	Wood Frame, Wood Siding

## Additional Information

Date Listed	June 6th, 2025
Days on Market	6
Zoning	M-C1 d70

## Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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