

\$424,900 - 43, 23 Glamis Drive Sw, Calgary

MLS® #A2267471

\$424,900

2 Bedroom, 3.00 Bathroom, 1,286 sqft

Residential on 0.00 Acres

Glamorgan, Calgary, Alberta

This beautifully maintained townhouse combines thoughtful updates, timeless charm, and a serene setting backing onto a private green belt.

Step inside to soaring 14.5 ft ceilings in the living room, a cozy wood-burning fireplace with gas ignite, and expansive double doors and that fill the home with natural light.

The kitchen features a bay window and stainless steel appliances, including a brand-new dishwasher and a refrigerator plumbed for ice and water. Youâ€™ll love the proper pantry, multiple linen closets, and open stairwell design that enhances the sense of space.

The upper level offers a spacious primary suite with a huge walk-in closet and half ensuite, plus an updated main bathroom featuring newer tile and tub, updated powder room off the front foyer.

Throughout the home youâ€™ll find laminate flooring, newer baseboards, dimmers and updated light fixtures and top-down bottom-up blinds on the bay and kitchen windows.

Mechanically, the home is in excellent condition with an ultra high-efficiency furnace and updated hot water heater.

All windows (except one) have been replaced



with Energy Star, argon-filled units, the front door was upgraded 5 years ago with new weather stripping, and the single attached garage features a 240V electric heater, workbench, amplifier with two speakers, and extra lighting—perfect for hobbies or a workshop.

This home offers a rare combination of comfort, style, and thoughtful updates—ready for you to move in and enjoy.

Built in 1981

Essential Information

MLS® #	A2267471
Price	\$424,900
Bedrooms	2
Bathrooms	3.00
Full Baths	1
Half Baths	2
Square Footage	1,286
Acres	0.00
Year Built	1981
Type	Residential
Sub-Type	Row/Townhouse
Style	4 Level Split
Status	Active

Community Information

Address	43, 23 Glamis Drive Sw
Subdivision	Glamorgan
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 6S3

Amenities

Amenities	None
-----------	------

Parking Spaces	2
Parking	Off Street, Parking Pad, Single Garage Attached
# of Garages	1

Interior

Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Other
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Wood Burning
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 29th, 2025
Days on Market	1
Zoning	M-CG d31

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.