

# \$379,000 - 22, 80 Galbraith Drive Sw, Calgary

MLS® #A2209788

## \$379,000

3 Bedroom, 2.00 Bathroom, 1,180 sqft

Residential on 0.00 Acres

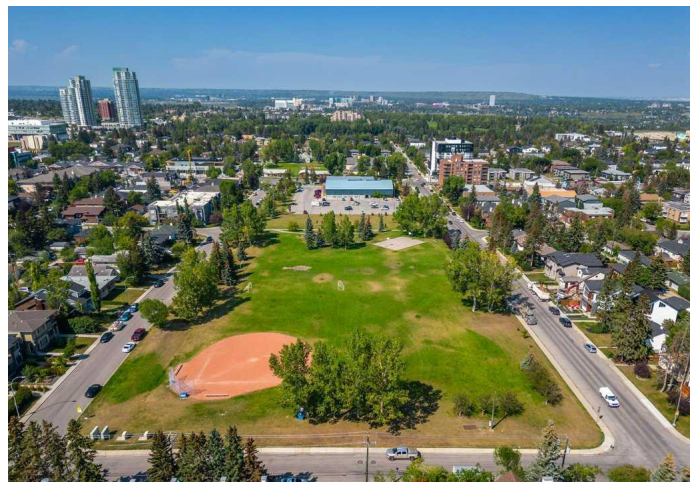
Glamorgan, Calgary, Alberta

Spacious townhouse offering over 1175 square ft. above ground of living space. The main level boasts a picture perfect living room highlighted by a large window. Off the living room you will find a dining room & kitchen with everything you need! The main level is finished off with a 2 pc. bathroom. The upper level boasts 3 bedrooms & a full 4 pc bathroom. The lower level features a developed basement with a den & closet space, a storage room, and laundry area. Outside you will find a fenced yard with sunny south exposure. A convenient parking stall is located close to the unit. Well run condo board with regular updates over the years. With walking distance to schools including Mt. Royal University & just a short commute to downtown, this location is unbeatable. Come & view this unit today, these units do not last!

Built in 1971

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2209788  |
| Price          | \$379,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,180     |
| Acres          | 0.00      |



|            |               |
|------------|---------------|
| Year Built | 1971          |
| Type       | Residential   |
| Sub-Type   | Row/Townhouse |
| Style      | 2 Storey      |
| Status     | Active        |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 22, 80 Galbraith Drive Sw |
| Subdivision | Glamorgan                 |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3E 4Z6                   |

### Amenities

|                |                 |
|----------------|-----------------|
| Amenities      | Other           |
| Parking Spaces | 1               |
| Parking        | Stall, Assigned |

### Interior

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Laminate Counters, Storage                                              |
| Appliances        | Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                    |
| Cooling           | None                                                                                       |
| Has Basement      | Yes                                                                                        |
| Basement          | Finished, Full                                                                             |

### Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Other                     |
| Lot Description   | Low Maintenance Landscape |
| Roof              | Tar/Gravel                |
| Construction      | Other, Wood Frame         |
| Foundation        | Poured Concrete           |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 8th, 2025 |
| Days on Market | 14              |
| Zoning         | M-C1            |

Listing Details

Listing Office                    eXp Realty

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