

# \$289,900 - 8a, 80 Galbraith Drive Sw, Calgary

MLS® #A2199984

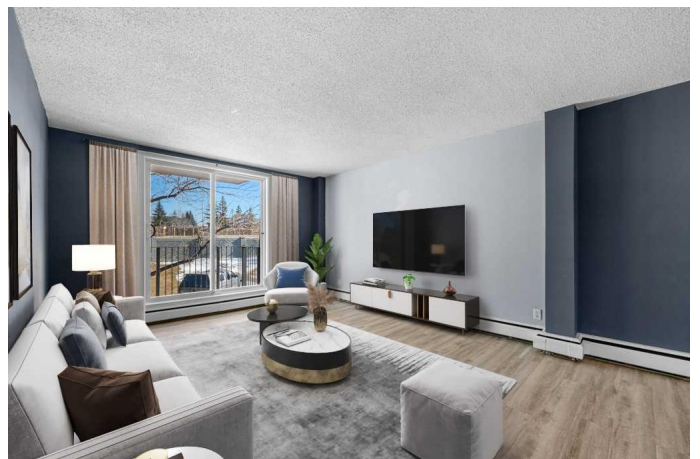
**\$289,900**

2 Bedroom, 1.00 Bathroom, 887 sqft

Residential on 0.00 Acres

Glamorgan, Calgary, Alberta

Discover this stylish and fully updated second-floor end unit in Glenmore on the Parcâ€”an excellent opportunity for first-time buyers, small families or investors! Recently renovated, this home features newer windows, upgraded patio and entrance doors, and sleek luxury vinyl plank flooring throughout. The well designed layout offers a spacious primary bedroom with plenty of room for a king-sized bed, a generous second bedroom, and a beautifully renovated 4-piece bathroom with modern lighting, a floating vanity, and a custom curved tub with glass shower doors. The functional kitchen boasts newer stainless steel appliances and ample cabinet space, while the bright east-facing living room is bathed in natural light, opening onto a private deck with serene views of a lush, tree-lined green space. Additional highlights include a full-sized washer and dryer in the laundry room, an assigned parking stall just steps from the building, and a secure storage unit conveniently located on the main floor. This quiet, well-managed, solid concrete building has seen recent common area updates and offers low condo fees that cover everything but electricity! Situated within walking distance of Mount Royal University, this prime location is close to major transit routes, Westbrook LRT, parks, coffee shops, and top shopping destinations like Westbrook Mall, West Hills, Marda Loop, and Chinook Centre. With easy access to Glenmore Trail, Stoney Trail, and downtown in under 15 minutes, plus a quick



getaway to the mountains, youâ€™ll love the convenience! Pets are welcome with board approval, book your showing today!

Built in 1971

**Essential Information**

MLS® #	A2199984
Price	\$289,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	887
Acres	0.00
Year Built	1971
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	8a, 80 Galbraith Drive Sw
Subdivision	Glamorgan
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 3H2

**Amenities**

Amenities	Other
Parking Spaces	1
Parking	Assigned, Stall

**Interior**

Interior Features	Laminate Counters, See Remarks, Storage
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked
Heating	Baseboard
Cooling	None

# of Stories                3

## **Exterior**

Exterior Features    Balcony

Construction        Brick, Concrete, Wood Frame

## **Additional Information**

Date Listed            March 6th, 2025

Days on Market      21

Zoning                M-C1

## **Listing Details**

Listing Office        eXp Realty

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