

# \$329,000 - 304, 59 Glamis Drive Sw, Calgary

MLS® #A2212605

**\$329,000**

1 Bedroom, 1.00 Bathroom, 845 sqft

Residential on 0.00 Acres

Glamorgan, Calgary, Alberta

This is a rare opportunity to own an incredibly unique top-floor corner loft in the highly sought-after community of Glamorgan! It is located on the top floor and shares only one common wall. An extensive acoustic wall treatment system has been installed.

Highlights and improvements include: 13-foot ceilings and a new high-end flooring system, all new appliances with extended warranties within the last 6 months (Washer, dryer, fridge, stove and dishwasher).

The bathroom was completely renovated, with a new vanity, a large walk-in 2-headed shower (with two shower heads), and a new toilet. This unit, including the ceiling, has been completely repainted.

A new Bluetooth-enabled ceiling fan was installed in the bedroom.

An extensive Ikea Besta storage system and four large, tall wardrobes were installed.

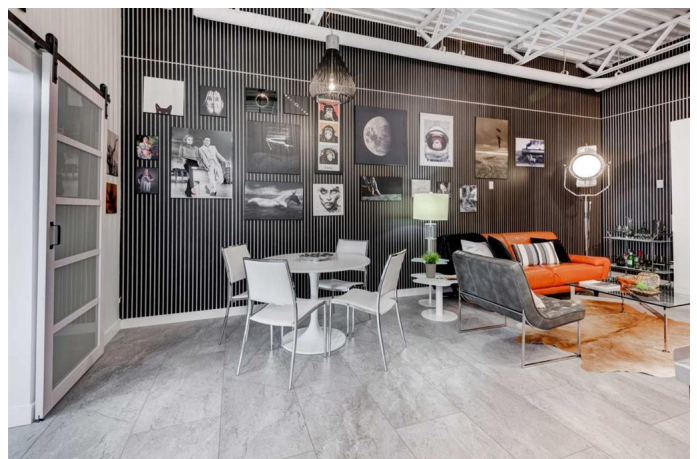
A custom-built-in king-size Murphy bed system allows for flexible use of the space for sleeping, entertaining, etc. This property is located close to Westhills Shopping Centre, Mount Royal University, and Grey Eagle Casino, to name a few—please check the supplements section of the listing for a detailed list of all nearby amenities.

Built in 1980

## Essential Information

MLS® #

A2212605



|                |             |
|----------------|-------------|
| Price          | \$329,000   |
| Bedrooms       | 1           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 845         |
| Acres          | 0.00        |
| Year Built     | 1980        |
| Type           | Residential |
| Sub-Type       | Apartment   |
| Style          | Loft        |
| Status         | Active      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 304, 59 Glamis Drive Sw |
| Subdivision | Glamorgan               |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T4C 6V4                 |

### Amenities

|                |                                        |
|----------------|----------------------------------------|
| Amenities      | Parking, Snow Removal, Visitor Parking |
| Parking Spaces | 1                                      |
| Parking        | Assigned, Stall                        |

### Interior

|                   |                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Ceiling Fan(s), High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Metal Counters |
| Appliances        | Dishwasher, Electric Oven, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings                                    |
| Heating           | Baseboard, Boiler, Natural Gas                                                                                                    |
| Cooling           | None                                                                                                                              |
| # of Stories      | 3                                                                                                                                 |

### Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Balcony                      |
| Construction      | Concrete, Cement Fiber Board |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 22nd, 2025 |
| Days on Market | 8                |
| Zoning         | DC               |

### **Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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