

\$525,000 - 64, 23 Glamis Drive Sw, Calgary

MLS® #A2266426

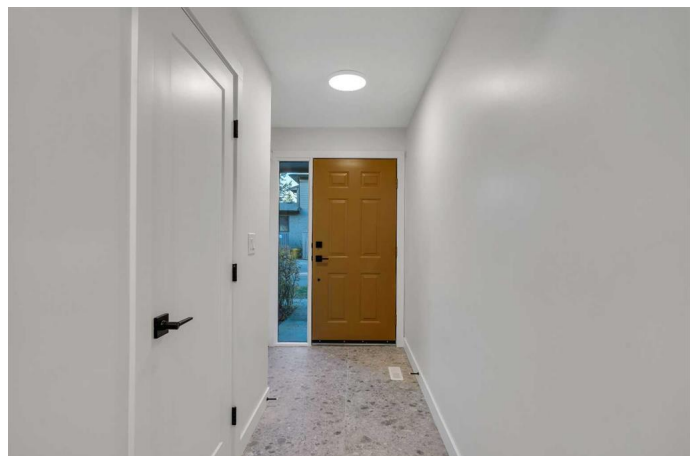
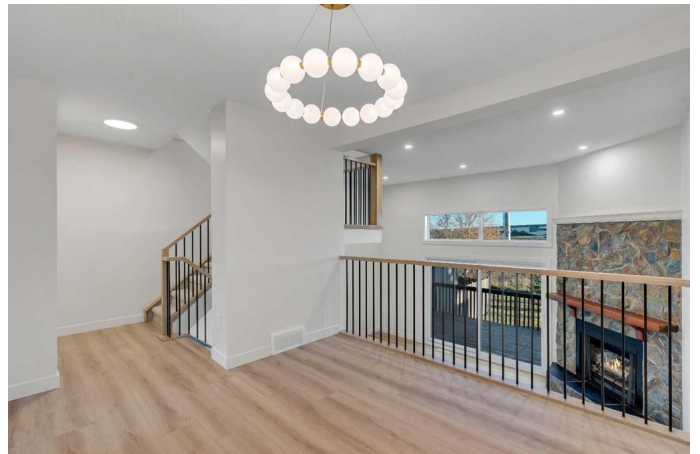
\$525,000

3 Bedroom, 3.00 Bathroom, 1,436 sqft

Residential on 0.00 Acres

Glamorgan, Calgary, Alberta

TURN-KEY MOVE-IN READY / RENOVATED TOP TO BOTTOM / BRAND NEW WINDOWS / BRAND NEW FURNACE / HEATED GARAGE / SOUTH FACING BACKYARD / CUSTOM UPGRADED MAPLE RAILING SHOWPIECE / BACKING ON TO GREEN SPACE / 14FT KNOCKDOWN CEILINGS WITH OPEN TO BELOW FEATURES / IMMEDIATE POSSESSION / 1,435 SQFT OF LIVING SPACE / 3 BEDS / 2.5 BATHS / Get ready to LOVE this updated cozy move-in ready 1,435sqft 4 Lvl Split home located in the desirable southwest community Glamorgan. This townhome is nestled in a desirable area, offering stunning renovated craftsmanship from top to bottom in a modern, sleek design with all the boxes checked in upgrades. As you enter, you will be pleased with the spacious tiled foyer allowing plenty of room for you and your guests, including a 2PC Bathroom and access to the garage, all on the same floor. As you walk up, you'll fall in love with an open-concept living experience design with a South-facing backyard allowing an abundance of natural lighting to pour through all floors of the home, complementing the upgraded wide vinyl luxury plank, showcasing the 14ft ceilings. Entering the main floor, you will be greeted by a formal dining room looking out to your family room and backyard with unobstructed views, a spacious brand-new modern kitchen with upgraded quartz countertops throughout, and a Fridgedaire Gallery stainless steel appliance package



including a refrigerator water dispenser with a full-sized separate breakfast nook with easy access to convenience for your washer and dryer. The upper fourth level boasts an enormous primary bedroom that features a large closet and a 3PC ensuite bath with a full custom sleek seamless base in the stand-up shower. Two more bedrooms + a 4PC bathroom round out the upper level. A large mechanical room on the lower level creates huge potential for storage. This gem is a well-managed complex, with excellent access to major transportation corridors and easy access to downtown and shopping at West Hills Mall. There are several schools, and this amenity-rich community also offers mature landscaping and an easy exit to the mountains. This family-sized townhouse is ready for a new owner.

Built in 1980

Essential Information

MLS® #	A2266426
Price	\$525,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,436
Acres	0.00
Year Built	1980
Type	Residential
Sub-Type	Row/Townhouse
Style	4 Level Split
Status	Active

Community Information

Address	64, 23 Glamis Drive Sw
Subdivision	Glamorgan

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E6S3

Amenities

Amenities	Trash
Parking Spaces	2
Parking	Single Garage Attached, Driveway, Heated Garage
# of Garages	1

Interior

Interior Features	Central Vacuum, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Mantle, Decorative, Wood Burning
Has Basement	Yes
Basement	Partial

Exterior

Exterior Features	Lighting
Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space, Landscaped, Level
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	October 23rd, 2025
Days on Market	12
Zoning	M-CG d31

Listing Details

Listing Office	Real Broker
----------------	-------------

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