

173 Glamis Terrace SW  
Calgary, Alberta

MLS # A2208971

\$499,900

|           |  |        |                   |
|-----------|--|--------|-------------------|
| Division: | Glamorgan  |        |                   |
| Type:     | Residential/Five Plus  |        |                   |
| Style:    | 4 Level Split  |        |                   |
| Size:     | 1,573 sq.ft.   | Age:   | 1982 (43 yrs old) |
| Beds:     | 4  | Baths: | 2 full / 1 half   |
| Garage:   | Driveway, Garage Door Opener, Garage Faces Front, Insulated, Single Garage |        |                   |
| Lot Size: | -  |        |                   |
| Lot Feat: | Interior Lot   |        |                   |

|             |                                       |            |        |
|-------------|---------------------------------------|------------|--------|
| Heating:    | Forced Air, Natural Gas               | Water:     | -      |
| Floors:     | Carpet, Ceramic Tile, Laminate, Vinyl | Sewer:     | -      |
| Roof:       | Asphalt Shingle                       | Condo Fee: | \$ 534 |
| Basement:   | Finished, Full, Walk-Out To Grade     | LLD:       | -      |
| Exterior:   | Wood Frame, Wood Siding               | Zoning:    | M-CG   |
| Foundation: | Poured Concrete                       | Utilities: | -      |
| Features:   | High Ceilings                         |            |        |

Inclusions: Shed in back yard

Welcome to this charming 4-level split townhouse, perfectly designed for comfort and functionality. Step into a bright, open living space where large, West facing windows fill the home with light, and a cozy wood-burning fireplace anchors the great room—ideal for relaxing evenings or entertaining guests. The kitchen featuring sleek granite countertops and a generous walk-in pantry that makes organization a breeze. Enjoy the kitchen island for food prep and a quick bite to eat, while the dining room overlooking the living room is for more formal occasions. Upstairs, you’ll find three well-appointed bedrooms, including a large primary retreat with a 3-piece en-suite that offers plenty of room to unwind. The walkout basement provides versatile space, perfect for a home gym, office, 4th bedroom, or private escape. Enjoy the outdoors in your own low-maintenance, fully fenced yard—perfect for morning coffee or peaceful evenings. Storage shed included. An attached heated garage offers added convenience year-round, and the pet-friendly (with board approval), well-managed complex ensures a welcoming community and peace of mind. This townhouse truly combines style, space, and practicality—ready to welcome you home.