

# \$269,900 - 2248, 70 Glamis Drive Sw, Calgary

MLS® #A2238483

**\$269,900**

2 Bedroom, 1.00 Bathroom, 1,201 sqft

Residential on 0.00 Acres

Glamorgan, Calgary, Alberta

Glamorgan is a vibrant, well-established community in Southwest Calgary with a prime location and great accessibility. Close to parks and recreation, this sought after community boasts beautiful green spaces, walkable grocery and amenities, excellent public transit access and a quick commute to downtown or Mount Royal University.

This newly refreshed apartment condo on the second floor offers updates such as BRAND NEW APPLIANCES including REFRIGERATOR, ELECTRIC RANGE, DISHWASHER, HOOD FAN & STACKED WASHER AND DRYER. This thoughtfully maintained unit has been FRESHLY PAINTED TOP TO BOTTOM and has also had NEW WINDOW COVERINGS installed throughout. NEW KITCHEN COUNTERTOPS in the spacious galley kitchen and NEW BATHROOM COUNTERTOP, SINKS and CUSTOM BATH FROM BATHFITTER were also updated in June 2025. This inner city gem exudes character with CROWN MOULDING, gorgeous ARCHED OPENINGS as well as offering the luxury of SPACE with 1201 sq ft of living area - a rare find in new apartments. The OVERSIZED BEDROOMS offer plenty of room, with the master boasting a WALK-IN CLOSET, and a multitude of other storage options throughout the unit. Bright and drenched in light, this WEST FACING UNIT also offers the charm of a wood burning fireplace, inspected by the condo board. Suitable for almost anyone including students



of Mount Royal, professionals commuting downtown, or downsizers looking for walkability and community spirit – this one checks all the boxes. Steps from Westhills, minutes from Stoney & Glenmore Trail for your commute and that desired west side address that puts you closer to the mountains. If you are looking for the one- this is your sign!

Built in 1981

### **Essential Information**

MLS® #	A2238483
Price	\$269,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,201
Acres	0.00
Year Built	1981
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	2248, 70 Glamis Drive Sw
Subdivision	Glamorgan
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 6T6

### **Amenities**

Amenities	Storage, Visitor Parking
Parking Spaces	1
Parking	Stall

### **Interior**

Interior Features	Closet Organizers, Double Vanity
Appliances	Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
# of Stories	3

## Exterior

Exterior Features	Balcony
Construction	Wood Frame, Wood Siding

## Additional Information

Date Listed	July 17th, 2025
Days on Market	2
Zoning	M-C1 d70

## Listing Details

Listing Office	CIR Realty
----------------	------------

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.