140 Glamis Terrace SW

Calgary | Active | MLS® A2338117

$419,000









Bedrooms	Bathrooms	Year Built	Living area
2	**3**	**1981**	**1,466 sq. ft.**

Your next move starts with a conversation.

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Listed by Royal LePage Benchmark

A closer look

PRICE REDUCED ...A very Rare opportunity in the very popular Glamis Terrace complex. Listings and Sales in this complex happen very infrequently which in realtor terms is an indication of stability and satisfaction of the title holders. This entire complex has less than six units with the Luxury of a WALKOUT basement..... and only two in the complex that deliver a walk out basement in an END UNIT. The Bonus here is one EXTRA BAY Window for a total of three. (more natural light and only one common wall). Step out of your lower level to a south facing private, fenced back yard under the shade of a row of trees and with a dream deck for your enjoyment. Soaring ceilings, a stone faced mantle, wood burning fireplace are only part of the joy of the second floor. From there, walk out to a spacious balcony the overlooks your walkout deck. The kitchen, complete with spacious dining area has several recent updates to the cupboards along with beautiful granite countertops and an abundance of counter-space. Adjacent to the kitchen is the Formal dining room that overlooks the living room. For a buyer having trouble sleeping in the same bedroom as your partner, we have the solution. The bedrooms in three bedroom homes are obviously 'smaller' but how about waking up 'rested' , in a home with basically TWO MASTER BEDROOMS. The main bedroom has a complete Wall of closets. I challenge any potential buyer to open those closets and you will have proof positive of how impressivly clean and meticulous this seller lives. This home has been very well maintained including newer casement style windows along with new window coverings, newer kitchen sink/facet and garburator. Should three bedrooms be on your wish list, in this home the lower walkout level that is currently being used as a home office, could be transitioned into the third or guest bedroom. The attached single family garage will save you from brushing and scraping as the winter months arrive and at that point your favourite space will likely be relaxing on the second floor in front of the impressive, corner, wood burning fireplace. Another real BONUS is the proximity to Public Transportation. EXPRESS city bus service directly to downtown is about a block away from your Front Door. Another very appealing feature of this location is meeting friends and neighbours at the Off-leash dog park which is steps away from your back door. You'll love it and so will mans best friend. This is a rare find and has been very gently lived in since purchased in 2008. Love where you Live, and call your agent today.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2338117
Bedrooms	2
Bathrooms	3
Year Built	1981
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Conventional Condo

Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	4 Level Split
Total Living Area:	1,466 sq. ft.
Main Level Finished Area:	238 sq. ft.
Below Grade Finished Area:	226 sq. ft.
Condo Fee:	$496.97
Condo Fee Includes:	Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Snow Removal, Trash
Front Exposure:	North
Unit Exposure:	North
Entry Level:	1
Levels:	4 Level Split
End Unit:	1 Common Wall, End Unit
Total Rooms Above Grade:	6
Year built:	1981 (Age: 45)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	8210666
Heating:	Fireplace(s), Forced Air, Natural Gas

Basement:	Full, Finished, Walk Out
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stucco
Structure Type:	Other
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Laminate, Linoleum
Cooling:	None
Fireplaces:	1
Fireplace Details:	Family Room, Mantle, Stone, Wood Burning
Garage:	Yes
Garage Spaces:	1
Parking:	Single Garage Attached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Glamis Terrace
Community:	Glamorgan
Amenities:	None
Appliances:	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	ALL WINDOW COVERINGS
Restrictions:	None Known

Pets Allowed:	Restrictions
2nd Floor	Living Room · 17'4" × 13' ·
3rd Floor	Kitchen · 10'5" × 8'10" ·
3rd Floor	Eat in Kitchen · 9'8" × 8'7" ·
3rd Floor	Dining Room · 11'4" × 10'4" ·
4th Floor	Bedroom - Primary · 16'2" × 14'8" ·
4th Floor	Bedroom · 14'5" × 11'2" ·
Lower Level	Game Room · 13'9" × 13'1" ·
Lower Level	Storage · 4'2" × 3'6" ·
Title to Land:	Fee Simple
Community Features:	Schools Nearby, Shopping Nearby, Street Lights, Walking/Bike Paths
Interior Features:	Ceiling Fan(s), Central Vacuum, Granite Counters, High Ceilings, No Animal Home, No Smoking Home
Exterior Features:	Balcony, Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Yard, Landscaped, Lawn
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone W
Zoning:	M-CG d35
Listed Date:	Aug 18, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/140-glamis-terrace-sw-calgary-a2338117/

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