17C 80 Galbraith Drive SW

Calgary | Active | MLS® A2320925

$198,899









Bedrooms	Bathrooms	Year Built	Living area
2	**1**	**1971**	**873.9 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by MaxWell Canyon Creek

A closer look

Welcome to Glenmore on the Parc, a well-maintained and highly sought-after complex in the desirable community of Glamorgan. This bright and spacious top-floor corner unit offers 2 bedrooms and 1 full bathroom, with a sunny west-facing exposure that fills the home with natural light throughout the day. Freshly painted and meticulously cared for, this move-in-ready condo features a functional layout with generous living and dining spaces, ample in-suite storage, and the convenience of your own washer and dryer. The large primary bedroom easily accommodates a king-sized bed, while the updated 4-piece bathroom adds modern comfort and style. Step outside to the oversized west-facing balcony, the perfect place to relax, entertain, or enjoy afternoon and evening sunshine while barbecuing from the comfort of your own private outdoor space. In addition to the abundant in-suite storage, you'll appreciate the large secure personal storage locker located on the main floor. Surrounded by mature landscaping and expansive green space just steps from your door, this quiet location offers exceptional value and lifestyle. Ideally situated with easy access to downtown, Mount Royal University, shopping and dining in Signal Hill, major transportation routes, and quick access west to the mountains.
A fantastic opportunity for first-time buyers, downsizers, or investors looking for tremendous value in a popular, well-managed complex. Hurry, make this place yours!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2320925
Bedrooms	2
Bathrooms	1
Year Built	1971
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit

Total Living Area:	873.9 sq. ft.
Condo Fee:	$508.08
Condo Fee Includes:	Common Area Maintenance, Heat, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Water
Front Exposure:	West
Unit Exposure:	West
Floor Location:	Top
Entry Level:	3
Stories Total:	4
Levels:	Single Level Unit
End Unit:	End Unit, No One Above
Total Rooms Above Grade:	6
Year built:	1971 (Age: 55)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	9011233
Heating:	Baseboard, Hot Water, Natural Gas
New Constr.:	No
Construction Material:	Brick, Concrete, Wood Frame, Wood Siding
Structure Type:	Low Rise (2-4 stories)
Roof:	Tar/Gravel
Ensuite:	No

Flooring:	Carpet, Laminate, Linoleum, Tile
Cooling:	None
Fireplaces:	0
Garage:	No
Garage Spaces:	1
Parking:	Assigned, Outside, Parking Lot, Plug-In, Stall
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit, Laundry Room
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Glenmore On The Parc
Community:	Glamorgan
Amenities:	Parking, Visitor Parking
Appliances:	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Inclusions:	n/a
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions, Yes
Main Floor	Kitchen · 8'11" × 8'4" ·
Main Floor	Dining Room · 8'6" × 8'4" ·
Main Floor	Living Room · 18'7" × 12'8" ·
Main Floor	Bedroom - Primary · 15'3" × 10'10" ·
Main Floor	Bedroom · 15'3" × 8'10" ·
Main Floor	Laundry · Measurements not available ·
Main Floor	Foyer · 5'7" × 3'10" ·

Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Ceiling Fan(s), No Smoking Home, Storage, Vinyl Windows
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone W
Zoning:	M-C1 d54
Listed Date:	Jun 14, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/17c-80-galbraith-drive-sw-calgary-a2320925/

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