2467 70 Glamis Drive SW

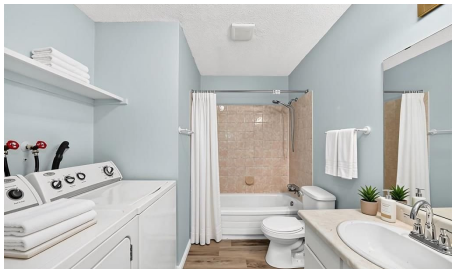
Calgary | Active | MLS® A2355203

$177,000









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**1981**	**702.3 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by URBAN-REALTY.ca

A closer look

Welcome to this absolutely adorable yet surprisingly spacious top-floor corner unit in the desirable community of Glamorgan! Offering over 700 sq. ft., this updated 1-bedroom + den, 1-bathroom condo features brand-new luxury vinyl plank flooring, fresh paint throughout, updated faucets and electrical outlets, and a bright, inviting layout. The cozy living room boasts an authentic wood-burning fireplace, perfect for those cold Calgary winters, while the private southeast-facing balcony overlooks a peaceful green area and enjoys lovely morning sunshine. An additional balcony storage closet provides extra convenience. The functional kitchen features predominantly stainless steel appliances, while the oversized bedroom comfortably accommodates a king-sized bed and additional furniture, with a generous closet. You'll also appreciate the double-sink bathroom, in-suite laundry, and versatile den, ideal for a home office, reading nook, or additional storage. Additional perks include an assigned parking stall, visitor parking, and the potential to rent a second stall for only $30/month, subject to availability. Pets are permitted with board approval, with nearby parks and walking paths to enjoy. The well-maintained complex benefits from exceptional, highly responsive property management and an on-site caretaker, along with recent improvements including new hallway carpeting, exterior painting, and updated balcony railings. Conveniently located near Mount Royal University, Richmond Square, Westhills, Signal Hill, shopping, restaurants, transit, and major routes including Sarcee Trail, Glenmore Trail, and Stoney Trail. Best of all, this charming home is vacant, move-in ready, and available for quick possession!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2355203
Bedrooms	1
Bathrooms	1
Year Built	1981
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:	702.3 sq. ft.
Condo Fee:	$411.00
Condo Fee Includes:	Caretaker, Common Area Maintenance, Heat, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Front Exposure:	East
Unit Exposure:	Southeast
Floor Location:	Top
Entry Level:	4
Stories Total:	4
Levels:	Single Level Unit
End Unit:	1 Common Wall
Total Rooms Above Grade:	4
Year built:	1981 (Age: 45)
Bedrooms:	1 (Above Grd: 1)
Bedrooms Above Grade:	1
Bedrooms On Main:	1
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	9111388
Heating:	Baseboard
New Constr.:	No
Construction Material:	Wood Frame
Structure Type:	Low Rise (2-4 stories)
Ensuite:	No
Flooring:	Vinyl Plank

Cooling:	None
Fireplaces:	1
Fireplace Details:	Wood Burning
Garage:	No
Parking:	Stall
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Highland Park
Community:	Glamorgan
Amenities:	Visitor Parking
Appliances:	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Inclusions:	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions, Yes
Main Floor	Entrance · 6' × 4'3" ·
Main Floor	Den · 11'5" × 4'9" ·
Main Floor	Laundry · 5' × 2'11" ·
Main Floor	Kitchen · 8'5" × 7'2" ·
Main Floor	Bedroom - Primary · 13'10" × 11'5" ·
Main Floor	Living/Dining Room Combination · 21' × 12'7" ·
Main Floor	Balcony · 10'3" × 6'4" ·
Main Floor	Cold Room/Cellar · 4'3" × 3'10" ·
Title to Land:	Fee Simple

Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Chandelier, Closet Organizers, Double Vanity, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone W
Zoning:	M-C1 d70
Listed Date:	Oct 28, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2467-70-glamis-drive-sw-calgary-a2355203/

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