4 Glamis Gardens SW

Calgary | Active | MLS® A2347309

$445,000









Bedrooms	Bathrooms	Year Built	Living area
2	**3**	**1980**	**1,427 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by TREC The Real Estate Company

A closer look

Welcome to 4 Glamis Gardens SW, a bright and well-kept two bedroom townhome with over 1,400 sq. ft. of living space, offered for the first time on the market. Pride of ownership is evident throughout, with recent updates including paint, flooring, recessed lighting and stainless steel appliances. The main living area features high ceilings, a gas fireplace, and sliding doors that open to the private back yard. The road behind the yard is closed to through traffic, so it stays especially quiet. Upstairs, the two-bedroom layout suits anyone who values privacy. Each bedroom has its own ensuite, which works well for roommates, guests, a home office setup, or a couple who wants extra space. With three bathrooms in total, mornings never turn into a line-up. A single attached garage and an unfinished basement with crawl space provide plenty of storage. This location makes everyday life easy. Signal Hill, London Place West and Richmond Plaza are all close by for groceries, shopping, services, and dining, with public transit and Mount Royal University nearby as well. Walking and cycling pathways are right in the neighbourhood, and quick access to the mountains make weekend escapes simple. Whether you're a first-time buyer, a student, or a professional looking for low-maintenance living in an established, walkable community, this move-in-ready townhome is worth a look. Book your private showing today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2347309
Bedrooms	2
Bathrooms	3
Year Built	1980
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:	1,427 sq. ft.

Condo Fee:	$464.77
Condo Fee Includes:	Common Area Maintenance, Insurance, Professional Management, Reserve Fund Contributions, Snow Removal, Trash, Water
Front Exposure:	West
Entry Level:	1
Levels:	4 Level Split
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
Year built:	1980 (Age: 46)
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:	2
Plan:	8011111
Heating:	Forced Air, Natural Gas
Basement:	Partial, Unfinished, Other
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stucco
Structure Type:	Five Plus
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Linoleum, Tile
Cooling:	None

Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	1
Parking:	Single Garage Attached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Glamis Garden
Community:	Glamorgan
Amenities:	None
Appliances:	Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Inclusions:	N/A
Restrictions:	Board Approval
Pets Allowed:	Restrictions
2nd Floor	Living Room · 17'3" × 12'5" ·
3rd Floor	Kitchen · 11'11" × 10'8" ·
3rd Floor	Dining Room · 10'3" × 9'10" ·
3rd Floor	Breakfast Nook · 11'8" × 6'7" ·
4th Floor	Bedroom - Primary · 14'11" × 12' ·
4th Floor	Bedroom · 14'10" × 13'3" ·
Basement	Furnace/Utility Room · 17'5" × 12' ·
Title to Land:	Fee Simple

Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	No Animal Home, No Smoking Home, See Remarks, Storage
Exterior Features:	Private Yard
Patio And Porch Features:	Patio
Lot Features:	Back Yard, Level, Treed
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone W
Zoning:	M-CG d28
Listed Date:	Oct 01, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/4-glamis-gardens-sw-calgary-a2347309/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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