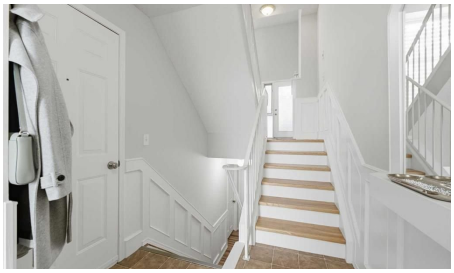
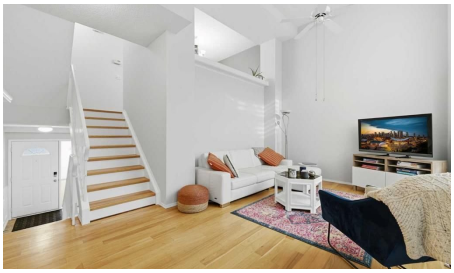
96 Glenbrook Villas SW

Calgary | Active | MLS® A2356970

$399,900









Bedrooms	Bathrooms	Year Built	Living area
3	**2**	**1992**	**1,302.21 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by eXp Realty

A closer look

Vaulted ceilings, a gas fireplace, and schools, playgrounds and an off-leash park right outside your door. This Glenbrook townhome sits in one of Calgary's most established west-side communities, minutes from everything you need.

The living room is full of light, with soaring ceilings, hardwood floors and tall windows. A few steps up, the kitchen has white cabinetry, a centre island, stainless steel appliances, a pantry and a bay window over the sink. The dining area opens to the kitchen and overlooks the living room below, so the whole home feels connected. A 2-piece powder room completes this level.

Upstairs, a bright family room makes an easy home office, reading spot or TV room. The primary bedroom has a walk-in closet, and there's a second bedroom and a 4-piece bathroom. The finished basement adds a third bedroom, laundry and storage.

A single attached garage, a rear deck for summer evenings, new triple pane windows and Poly-B plumbing already replaced round it out.

Optimist Athletic Park, Signal Hill Centre and Westhills Towne Centre are all close by. Sarcee, Glenmore and Stoney Trail make it easy to get downtown or out to the mountains. Book your private showing today.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2356970
Bedrooms	3
Bathrooms	2
Year Built	1992
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:	1,302.21 sq. ft.
Below Grade Finished Area:	275.21 sq. ft.
Condo Fee:	$461.00
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Insurance, Professional Management, Reserve Fund Contributions, Snow Removal, Trash
Front Exposure:	North
Entry Level:	1
Levels:	4 Level Split
End Unit:	2+ Common Walls
Total Rooms Above Grade:	7
Year built:	1992 (Age: 34)
Bedrooms:	3 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	2.0 (Full:1, Half:1)
Num Ensuite Baths:	0
Plan:	9210331
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	Five Plus
Roof:	Asphalt

Ensuite:	No
Flooring:	Hardwood, Vinyl
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:	Glenbrook Villas
Community:	Glenbrook
Amenities:	Snow Removal, Visitor Parking
Appliances:	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	None
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions
Main Floor	Living Room · 18'5" × 14'1" ·
Main Floor	Foyer · 9'11" × 6'9" ·
2nd Floor	Kitchen · 13'2" × 8' ·
2nd Floor	Dining Room · 11'5" × 9' ·
3rd Floor	Bedroom - Primary · 13'7" × 11'4" ·

3rd Floor	Bedroom · 11'4" × 8' ·
3rd Floor	Family Room · 12'2" × 10'2" ·
3rd Floor	Walk-In Closet · Measurements not available ·
Basement	Bedroom · 11'8" × 8'4" ·
Basement	Laundry · 6'9" × 4'10" ·
Basement	Furnace/Utility Room · 10'4" × 3'3" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home
Exterior Features:	Private Entrance
Patio And Porch Features:	Deck
Lot Features:	Back Yard, Landscaped, Many Trees, Street Lighting
Num. of Parcels:	0
Fencing:	Partial
Region:	Calgary
Zone:	CAL Zone W
Zoning:	M-CG d111
Listed Date:	Nov 10, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/96-glenbrook-villas-sw-calgary-a2356970/

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