

**2A, 80 Galbraith Drive SW**  
**Calgary, Alberta**

**MLS # A2242412**



**\$275,000**

<b>Division:</b>	Glamorgan		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	874 sq.ft.	<b>Age:</b>	1971 (54 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Boiler, Hot Water, Natural Gas

**Floors:** Ceramic Tile, Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** -

**Exterior:** Vinyl Siding, Wood Frame, Wood Siding

**Foundation:** -

**Features:** No Animal Home, No Smoking Home

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 508

**LLD:** -

**Zoning:** M-C1 d54

**Utilities:** -

**Inclusions:** NA

Main Floor Corner Unit in Glamorgan &ndash; Ideal Location Located in a quiet, pet-friendly (with board approval) complex, this bright 2-bedroom corner unit offers exceptional value in sought-after Glamorgan. Just steps from Mount Royal University, parks, shopping, and transit, the home features a spacious west-facing living area with updated laminate flooring and a functional kitchen. The 4-piece bathroom includes a newly upgraded vanity, adding a fresh and modern touch. Additional features include in-suite laundry, a separate storage room, and an assigned outdoor parking stall. Move-in ready with room to personalize, this is a fantastic opportunity in a well-established community with excellent local amenities and convenient access to downtown. Don't miss the chance to make this stunning unit your new home!