

# **\$345,000 - 113, 34 Glamis Green Sw, Calgary**

MLS® #A2239168

**\$345,000**

3 Bedroom, 2.00 Bathroom, 1,173 sqft  
Residential on 0.00 Acres

Glamorgan, Calgary, Alberta

Back on Market due to financing. This beautifully updated 3-bedroom, end unit, townhouse in the heart of Glamorgan offers one of the best layouts in the complex, combining function, comfort, and modern style. With a redesigned main floor and quality finishes throughout, this home is move-in ready and ideal for professionals, families, or investors. Step into a spacious living room filled with natural light, centered around a cozy gas fireplace. Patio doors open directly onto a large, private, freshly stained and fully fenced deck—perfect for relaxing, entertaining, or enjoying outdoor dining. The adjacent dining room, enclosed with stylish barn doors, also works beautifully as a home office or flex space. Light, maple hardwood flooring flows throughout the main level, enhancing the warmth and sophistication of the home. The kitchen features maple cabinetry, granite countertops, a raised breakfast bar, stainless steel appliances, and ample counter space—plus a large pantry for extra storage. A convenient 2-piece bath completes the main floor. Upstairs, the primary bedroom includes access to a private balcony, offering a peaceful retreat at the end of the day. Two additional bedrooms provide plenty of space for family, guests, or work-from-home setups. The upper level also includes a full 4-piece bath and a practical laundry area. Recent upgrades include fresh paint, updated lighting, newer faucets and countertops in the bathrooms, modern tile work in the shower,



and newer carpet throughout. A brand new hot water tank Sept 2025 offers peace of mind. Enjoy the convenience of an oversized single attached garage with extensive additional storage space, plus a dedicated bike storage locker at the front entrance. The utility room offers even more storage options as well as a brand new hot water tank! Located just minutes from major shopping, schools, parks, and pathways, and within easy reach of Mount Royal University, this well-managed community puts everything you need at your fingertips. This thoughtfully maintained and exceptionally functional home is a must see. Book your showing today.

Built in 1979

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2239168      |
| Price          | \$345,000     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,173         |
| Acres          | 0.00          |
| Year Built     | 1979          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 113, 34 Glamis Green Sw |
| Subdivision | Glamorgan               |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3E 6V1                 |

## Amenities

|                |                                               |
|----------------|-----------------------------------------------|
| Amenities      | Secured Parking, Snow Removal, Storage, Trash |
| Parking Spaces | 1                                             |
| Parking        | Oversized, Single Garage Attached             |
| # of Garages   | 1                                             |

## Interior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Breakfast Bar, Storage      |
| Appliances        | Dishwasher, Washer/Dryer, Window Coverings, Electric Range, Garage Control(s), Microwave Hood Fan |
| Heating           | Forced Air, Natural Gas                                                                           |
| Cooling           | None                                                                                              |
| Fireplace         | Yes                                                                                               |
| # of Fireplaces   | 1                                                                                                 |
| Fireplaces        | Gas, Living Room                                                                                  |
| Basement          | None                                                                                              |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Balcony         |
| Lot Description   | Private         |
| Roof              | Asphalt Shingle |
| Construction      | Wood Frame      |
| Foundation        | Poured Concrete |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 19th, 2025 |
| Days on Market | 99              |
| Zoning         | M-C1 d70        |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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