



## 80 Galbraith Drive Calgary Alberta

\$259,900

Great location FACING THE OPEN GREENSPACE AND TREES in this ever popular & well-managed complex of "Glenmore On The Park". Main floor unit is convenient for pet owners or mobility restricted occupants who need to avoid stairs! Fantastic location MINUTES AWAY FROM MOUNT ROYAL UNIVERSITY, Glenmore Reservoir, bike paths & parks, shopping and schools! Quick commute to the CITY CENTRE. Inside you'll discover a well-maintained unit with large principle rooms. Newer windows & patio door. Bright kitchen features ample white enamel cabinets, neutral counter tops & backsplash plus 3-year-old fridge, stove and dishwasher. In-unit stacked laundry machines. Additional storage locker #7 across the hall from the unit. Assigned parking stall #25 close to building entrance. VERY QUIET CONCRETE BUILDING that has undergone major common area and exterior renovations. HEALTHY RESERVE FUND as renovations were already budgeted for. A FANTASTIC INVESTMENT SURE TO CASH FLOW! (id:6769)

Dining room 10.92 Ft x 13.25 Ft

Kitchen 7.33 Ft x 8.08 Ft

Living room 13.58 Ft x 13.33 Ft

Primary Bedroom 15.33 Ft x 11.58 Ft

Bedroom 13.42 Ft x 10.17 Ft

4pc Bathroom 4.92 Ft x 8.08 Ft

Laundry room 10.00 Ft x 5.00 Ft

Listing Presented By:



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(CENTRAL)**

773 Glenmore rd , Calgary, British  
Columbia, V1V 3B9

Phone: (403) 850-6722  
ctimos@telus.net