



## 23 Glamis Drive Calgary Alberta

\$425,000

Discover modern comfort in this well maintained 3-bedroom, 2.5-bath townhome in the sought-after Castle Glen complex in Glamorgan! The bright and spacious living room boasts soaring 12' ceilings, a cozy stone fireplace, and patio doors that open to your sun-soaked, south-facing backyard. Whether you're entertaining or working from home, the versatile flex space overlooking the main living area offers endless possibilities. The kitchen is equipped with stainless steel appliances, abundant cabinetry and workspace, and a sunlit dining nook. Upstairs, unwind in the primary bedroom with a 4-piece ensuite, while two additional bedrooms and a 4-piece main bath complete the upper level. The lower level is a blank canvas awaiting your personal touch—ideal for extra storage, a home gym, or a hobby room. Plus, enjoy the convenience of an attached garage and a sunny backyard deck. With easy access to Mount Royal University, downtown, and the nearby Westhills and Signal Hill shopping centers, this home perfectly balances comfort and convenience. Your next chapter begins here! (id:6769)

Living room 17.17 Ft x 12.25 Ft

Dining room 8.42 Ft x 9.42 Ft

Family room 9.67 Ft x 10.92 Ft

Kitchen 8.92 Ft x 10.25 Ft

4pc Bathroom 7.25 Ft x 4.92 Ft

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Bedroom 8.92 Ft x 12.17 Ft

Bedroom 7.92 Ft x 13.33 Ft

Primary Bedroom 15.00 Ft x 11.17 Ft

Furnace 17.25 Ft x 11.42 Ft

2pc Bathroom 2.92 Ft x 5.75 Ft

Listing Presented By:



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