



80 Galbraith Drive Calgary Alberta

\$249,000

Nestled in a quiet, pet-friendly (on board approval) complex in desirable Glamorgan sits this 2 bedroom west-facing unit. Perfectly located within walking distance to Mount Royal University and every amenity! Move-in ready yet still plenty of opportunities for any handy homeowner to customize. An abundance of natural light immediately impresses upon entry. The living room is a relaxing retreat with updated laminate floors and patio sliders to the expansive west balcony promoting casual barbeques and lazy weekends unwinding. Easily entertain in the classic black and white kitchen with clear sightlines into the dining room for unobstructed conversations. Both bedrooms are spacious and bright with easy access to the 4-piece bathroom. In-suite laundry, a separate storage room and an outdoor parking stall further add to your convenience. Ideally situated in the family-friendly community of Glamorgan with walking paths, parks, both public and separate schools, shops, restaurants, a skating rink (with skate shack and fireplace), sports courts and a very active community centre with year-round programs and activities for all ages! Plus, just minutes to MRC, the Grey Eagle, West Hills and Signal Hill shopping districts and a quick and easy commute downtown. (id:6769)

Kitchen 7.42 Ft x 8.33 Ft

Dining room 7.67 Ft x 9.25 Ft

Living room 16.67 Ft x 13.33 Ft

Primary Bedroom 15.58 Ft x 11.58 Ft

Bedroom 13.33 Ft x 10.33 Ft

4pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



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