



## 80 Galbraith Drive Calgary Alberta

\$335,000

NEW PRICE! Ready to move into a spacious townhome in the desirable inner city neighborhood of Glamorgan?

This 3 bedroom 1.5 bathroom town home with full basement and private yard is close to Mount Royal University, with quick access to the mountains and all amenities. The bright main floor has a large living room & dining room with laminate flooring, a spacious kitchen with lots of white cabinets that leads to FULLY FENCED YARD with NEW DECK and a powder room. Upstairs there are 3 good sized bedrooms all with laminate flooring and a 4 pc bathroom. The full basement has a utility room with Newer Washer, Dryer, Furnace(2020) and Hot Water Tank(2019) - lots of storage and potential! The home has been freshly painted and has vinyl windows, new smoke detectors, furnace serviced and ducts cleaned. Just move in and enjoy. It's a well run complex and pet friendly. (id:6769)

Primary Bedroom 18.08 Ft x 10.25 Ft

Bedroom 8.25 Ft x 10.75 Ft

Bedroom 9.42 Ft x 12.42 Ft

4pc Bathroom 5.00 Ft x 7.83 Ft

Furnace 18.00 Ft x 10.08 Ft

Other 18.00 Ft x 18.25 Ft

Living room 18.00 Ft x 11.08 Ft

Dining room 10.58 Ft x 6.33 Ft

Kitchen 10.50 Ft x 10.33 Ft

2pc Bathroom 3.58 Ft x 6.00 Ft

Listing Presented By:



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**RE/MAX Realty Professionals**

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