

# \$349,900 - 133, 46 Glamis Green Sw, Calgary

MLS® #A2217861

## \$349,900

2 Bedroom, 2.00 Bathroom, 1,147 sqft

Residential on 0.00 Acres

Glamorgan, Calgary, Alberta

Bright 2 bedroom, 1.5 bath townhome across from a huge park in the mature community of Glamorgan. The main level presents hardwood floors, showcasing a spacious living room with stone feature fireplace, dining area & nicely updated kitchen with granite counter tops, eating bar & maple cabinets. A large, airy flex room could be used as a formal dining room or home office space. A 2 piece powder room completes the main level. The second level hosts 2 bedrooms, a 4 piece bath & laundry. The primary bedroom has access to a private patio with views of the park. Other notable features include a large private patio, perfect for relaxing or outdoor entertaining, an oversized single attached garage plus a leased parking stall. Also enjoy the location, walking distance to Westhills Towne Centre & close to schools, parks, Weaslehead Flats & easy access to Richmond Road, Glenmore & Sarcree Trails. Immediate possession is available!

Built in 1980

## Essential Information

MLS® #	A2217861
Price	\$349,900
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1



Square Footage	1,147
Acres	0.00
Year Built	1980
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	133, 46 Glamis Green Sw
Subdivision	Glamorgan
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 6V1

### Amenities

Amenities	Parking
Parking Spaces	2
Parking	Oversized, Single Garage Attached, Stall
# of Garages	1

### Interior

Interior Features	Breakfast Bar, Granite Counters, Soaking Tub, Track Lighting
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Basement	None

### Exterior

Exterior Features	Private Entrance
Lot Description	Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 6th, 2025
Days on Market	6
Zoning	M-C1

## Listing Details

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.