

# \$379,000 - 22, 80 Galbraith Drive Sw, Calgary

MLS® #A2209788

## \$379,000

3 Bedroom, 2.00 Bathroom, 1,180 sqft

Residential on 0.00 Acres

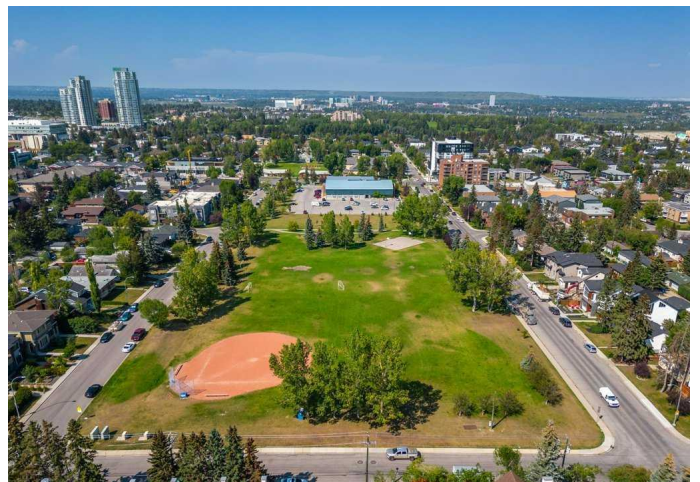
Glamorgan, Calgary, Alberta

Spacious townhouse offering over 1175 square ft. above ground of living space. The main level boasts a picture perfect living room highlighted by a large window. Off the living room you will find a dining room & kitchen with everything you need! The main level is finished off with a 2 pc. bathroom. The upper level boasts 3 bedrooms & a full 4 pc bathroom. The lower level features a developed basement with a den & closet space, a storage room, and laundry area. Outside you will find a fenced yard with sunny south exposure. A convenient parking stall is located close to the unit. Well run condo board with regular updates over the years. With walking distance to schools including Mt. Royal University & just a short commute to downtown, this location is unbeatable. Come & view this unit today, these units do not last!

Built in 1971

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2209788  |
| Price          | \$379,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,180     |
| Acres          | 0.00      |



|            |               |
|------------|---------------|
| Year Built | 1971          |
| Type       | Residential   |
| Sub-Type   | Row/Townhouse |
| Style      | 2 Storey      |
| Status     | Active        |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 22, 80 Galbraith Drive Sw |
| Subdivision | Glamorgan                 |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3E 4Z6                   |

### Amenities

|                |                 |
|----------------|-----------------|
| Amenities      | Other           |
| Parking Spaces | 1               |
| Parking        | Assigned, Stall |

### Interior

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Laminate Counters, Storage                                              |
| Appliances        | Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                    |
| Cooling           | None                                                                                       |
| Has Basement      | Yes                                                                                        |
| Basement          | Finished, Full                                                                             |

### Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Other                     |
| Lot Description   | Low Maintenance Landscape |
| Roof              | Tar/Gravel                |
| Construction      | Other, Wood Frame         |
| Foundation        | Poured Concrete           |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 8th, 2025 |
| Days on Market | 37              |
| Zoning         | M-C1            |

**Listing Details**

Listing Office                    eXp Realty

Data is supplied by Pillar 9â,,¢ MLSÂ® System. Pillar 9â,,¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.