

# \$249,900 - 3403, 80 Glamis Drive Sw, Calgary

MLS® #A2246684

**\$249,900**

1 Bedroom, 1.00 Bathroom, 695 sqft

Residential on 0.00 Acres

Glamorgan, Calgary, Alberta

Nicely updated top floor one bedroom plus den unit in Highland Park! The open plan presents new laminate flooring & light fixtures, showcasing the living room with refreshed corner fireplace with Italian tiles & the kitchen has plenty of storage space & cozy eating bar. The generous sized bedroom features a very functional custom built-in closet & the 4 piece bath includes a large vanity with plenty of storage & laundry tucked behind the door. A comfortable den/office is the perfect space for a home office setup. Other notable features include updated knockdown ceilings throughout, a private sunny southwest facing balcony with pergola & storage closet. One assigned parking stall makes parking a breeze! The location can't be beat - close to Westhills Towne Centre, parks, schools, public transit & effortless access to Richmond Road & Sarcee Trail.

Built in 1981

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2246684  |
| Price          | \$249,900 |
| Bedrooms       | 1         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 695       |
| Acres          | 0.00      |
| Year Built     | 1981      |



|          |                   |
|----------|-------------------|
| Type     | Residential       |
| Sub-Type | Apartment         |
| Style    | Single Level Unit |
| Status   | Active            |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 3403, 80 Glamis Drive Sw |
| Subdivision | Glamorgan                |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3E6T7                   |

### Amenities

|                |                                               |
|----------------|-----------------------------------------------|
| Amenities      | Parking, Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 1                                             |
| Parking        | Assigned, Stall                               |

### Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Closet Organizers, French Door, Laminate Counters, Open Floorplan, Soaking Tub |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings                     |
| Heating           | Baseboard                                                                                     |
| Cooling           | None                                                                                          |
| Fireplace         | Yes                                                                                           |
| # of Fireplaces   | 1                                                                                             |
| Fireplaces        | Gas                                                                                           |
| # of Stories      | 4                                                                                             |

### Exterior

|                   |                         |
|-------------------|-------------------------|
| Exterior Features | Balcony                 |
| Construction      | Wood Frame, Wood Siding |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 7th, 2025 |
| Days on Market | 3                |
| Zoning         | M-C1 d70         |

### Listing Details

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