

# \$260,000 - 2465, 70 Glamis Drive Sw, Calgary

MLS® #A2249827

## \$260,000

2 Bedroom, 1.00 Bathroom, 1,055 sqft

Residential on 0.00 Acres

Glamorgan, Calgary, Alberta

This spacious 2-bedroom suite in the desirable community of Glamorgan checks all the boxes—prime location, versatile layout, and the quiet comfort of top-floor living. With quick access to Stoney Trail, major amenities, and even weekend getaways to the Rockies, convenience is at your doorstep.

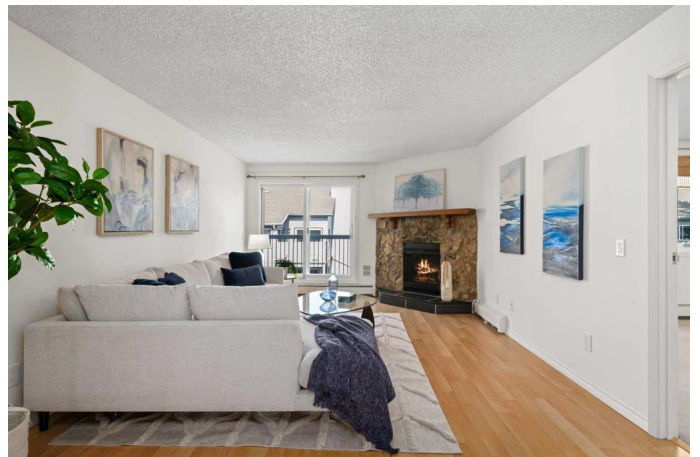
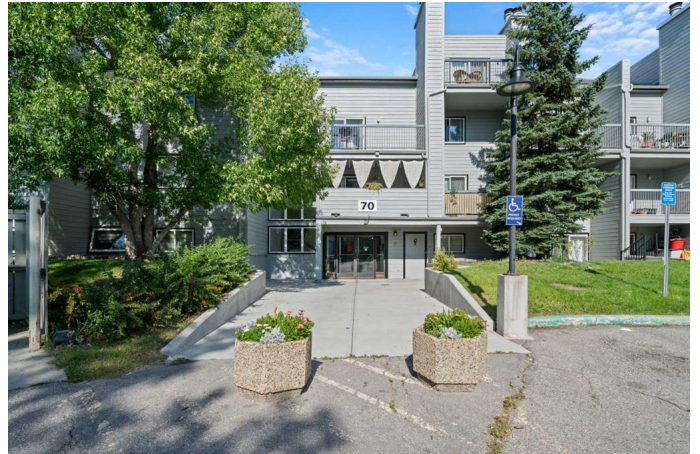
Inside, you’ll love the oversized floor plan with room to live, work, and entertain. The bright kitchen with a pass-through keeps you connected while cooking, while the expansive living room boasts a cozy wood-burning fireplace and opens to a large private deck with extra storage. The dining area offers flexibility—perfect for a home office, den, or guest space.

Both bedrooms are generously sized and positioned on opposite sides of the suite for privacy, with a massive 5-piece bathroom featuring double sinks and in-suite laundry completing the package.

And here’s the bonus: exterior updates are already underway, meaning fresh curb appeal is on the horizon. Move in now and enjoy all the benefits of a well-established community with modern upgrades.

Built in 1994

## Essential Information



|                |                   |
|----------------|-------------------|
| MLS® #         | A2249827          |
| Price          | \$260,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 1,055             |
| Acres          | 0.00              |
| Year Built     | 1994              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 2465, 70 Glamis Drive Sw |
| Subdivision | Glamorgan                |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3E 6T6                  |

### Amenities

|                |                   |
|----------------|-------------------|
| Amenities      | Visitor Parking   |
| Parking Spaces | 1                 |
| Parking        | Off Street, Stall |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Storage   |
| Appliances        | Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Baseboard   |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Wood Burning  |
| # of Stories      | 4   |

### Exterior

|                   |         |
|-------------------|---------|
| Exterior Features | Balcony |
|-------------------|---------|

Construction            Wood Frame

**Additional Information**

Date Listed            August 20th, 2025  
Zoning                 M-C1 d70

**Listing Details**

Listing Office            Real Estate Professionals Inc.

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