

# \$265,000 - 304, 59 Glamis Drive Sw, Calgary

MLS® #A2212605

**\$265,000**

1 Bedroom, 1.00 Bathroom, 845 sqft

Residential on 0.00 Acres

Glamorgan, Calgary, Alberta

This is a rare opportunity to own an incredibly unique top-floor corner loft in the highly sought-after community of Glamorgan! It is located on the top floor and shares only one common wall. An extensive acoustic wall treatment system has been installed.

Highlights and improvements include: 13-foot ceilings and a new high-end flooring system, all new appliances with extended warranties within the last 6 months (Washer, dryer, fridge, stove and dishwasher).

The bathroom was completely renovated, with a new vanity, a large walk-in 2-headed shower (with two shower heads), and a new toilet. This unit, including the ceiling, has been completely repainted.

A new Bluetooth-enabled ceiling fan was installed in the bedroom.

An extensive Ikea Besta storage system and four large, tall wardrobes were installed.

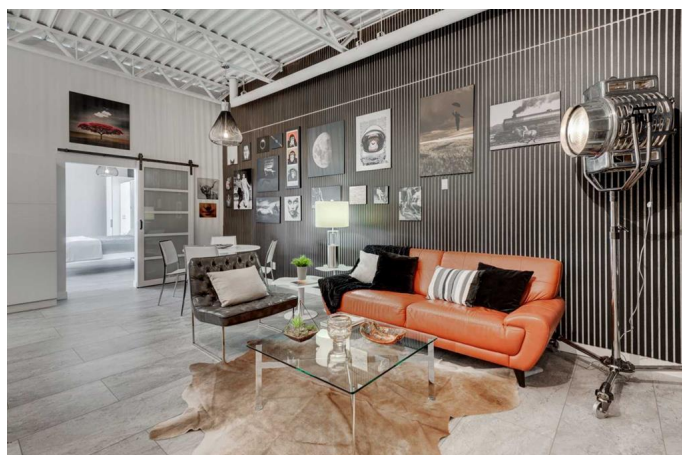
A custom-built-in king-size Murphy bed system allows for flexible use of the space for sleeping, entertaining, etc. This property is located close to Westhills Shopping Centre, Mount Royal University, and Grey Eagle Casino, to name a few—please check the supplements section of the listing for a detailed list of all nearby amenities.

Built in 1980

## Essential Information

MLS® #

A2212605



Price	\$265,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	845
Acres	0.00
Year Built	1980
Type	Residential
Sub-Type	Apartment
Style	Loft
Status	Active

### Community Information

Address	304, 59 Glamis Drive Sw
Subdivision	Glamorgan
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T4C 6V4

### Amenities

Amenities	Parking, Snow Removal, Visitor Parking
Parking Spaces	1
Parking	Assigned, Stall

### Interior

Interior Features	Built-in Features, Ceiling Fan(s), High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Metal Counters
Appliances	Dishwasher, Electric Oven, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Baseboard, Natural Gas, Boiler
Cooling	None
# of Stories	3

### Exterior

Exterior Features	Balcony
Construction	Concrete, Cement Fiber Board

### Additional Information

Date Listed	April 22nd, 2025
Days on Market	67
Zoning	DC

## **Listing Details**

Listing Office	Real Estate Professionals Inc.
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