

# \$485,000 - 174 Glamis Terrace Sw, Calgary

MLS® #A2235674

**\$485,000**

3 Bedroom, 3.00 Bathroom, 1,572 sqft

Residential on 0.00 Acres

Glamorgan, Calgary, Alberta

Welcome to this charming and well-maintained 4-level split townhome, nestled in the heart of Glamorgan. Offering 3 bedrooms and 2.5 bathrooms, this thoughtfully designed home combines comfort, functionality, and a peaceful setting.

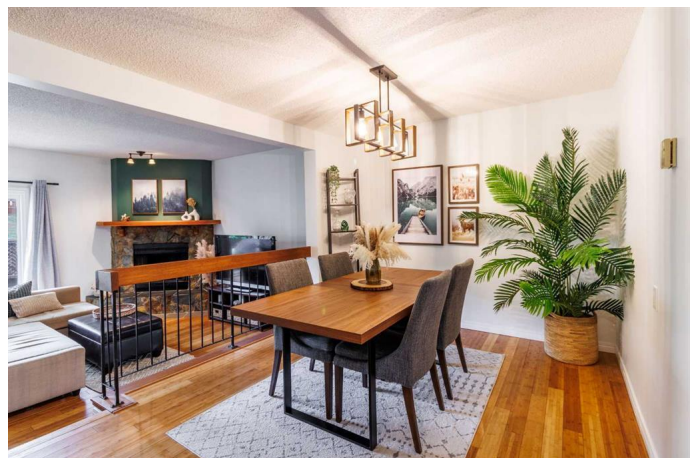
The main level features a bright and welcoming living room with large windows, along with a convenient half bath. Just a few steps up, youâ€™™ll find a well-laid-out kitchen with plenty of cabinet space and a dining area that overlooks the living roomâ€™™perfect for both everyday living and easy entertaining.

Upstairs, you'll find three comfortable bedrooms and a full bathroom, while the lower level includes laundry, and extra storage space.

Step outside and enjoy your own private, treed-in backyardâ€™™a serene spot for relaxing or enjoying quiet evenings outdoors.

Located just minutes from Signal Hill Shopping District, Westhills, parks, schools, Mount Royal University, and with quick access to Sarcee, Glenmore, and Stoney Trail, this home puts everything you need within easy reach.

Warm, welcoming, and move-in readyâ€™™donâ€™™t miss your chance to make it yours!



Built in 1982

## Essential Information

MLS® #	A2235674
Price	\$485,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,572
Acres	0.00
Year Built	1982
Type	Residential
Sub-Type	Row/Townhouse
Style	4 Level Split
Status	Active

## Community Information

Address	174 Glamis Terrace Sw
Subdivision	Glamorgan
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 6V3

## Amenities

Amenities	Trash
Parking Spaces	2
Parking	Driveway, Single Garage Attached
# of Garages	1

## Interior

Interior Features	No Smoking Home
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Living Room, Mantle, Wood Burning
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Private Yard
Lot Description	Private
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Slab

## Additional Information

Date Listed	June 29th, 2025
Days on Market	8
Zoning	M-CG d35
HOA Fees	579
HOA Fees Freq.	MON

## Listing Details

Listing Office	Royal LePage Solutions
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