

# \$345,000 - 113, 34 Glamis Green Sw, Calgary

MLS® #A2239168

**\$345,000**

3 Bedroom, 2.00 Bathroom, 1,173 sqft  
Residential on 0.00 Acres

Glamorgan, Calgary, Alberta

Back on Market due to financing. This beautifully updated 3-bedroom, end unit, townhouse in the heart of Glamorgan offers one of the best layouts in the complex, combining function, comfort, and modern style. With a redesigned main floor and quality finishes throughout, this home is move-in ready and ideal for professionals, families, or investors. Step into a spacious living room filled with natural light, centered around a cozy gas fireplace. Patio doors open directly onto a large, private, and fully fenced deck—perfect for relaxing, entertaining, or enjoying outdoor dining. The adjacent dining room, enclosed with stylish barn doors, also works beautifully as a home office or flex space. Light, maple hardwood flooring flows throughout the main level, enhancing the warmth and sophistication of the home. The kitchen features maple cabinetry, granite countertops, a raised breakfast bar, stainless steel appliances, and ample counter space—plus a large pantry for extra storage. A convenient 2-piece bath completes the main floor. Upstairs, the primary bedroom includes access to a private balcony, offering a peaceful retreat at the end of the day. Two additional bedrooms provide plenty of space for family, guests, or work-from-home setups. The upper level also includes a full 4-piece bath and a practical laundry area. Recent upgrades include fresh paint, updated lighting, newer faucets and countertops in the bathrooms, modern tile work in the shower, and newer carpet throughout. A newer hot



water tank (2019) offers peace of mind. Enjoy the convenience of an oversized single attached garage with extensive additional storage space, plus a dedicated bike storage locker at the front entrance. The utility room offers even more storage options as well as a brand new hot water tank! Located just minutes from major shopping, schools, parks, and pathways, and within easy reach of Mount Royal University, this well-managed community puts everything you need at your fingertips. This thoughtfully maintained and exceptionally functional home is a must see. Book your showing today.

Built in 1979

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2239168      |
| Price          | \$345,000     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,173         |
| Acres          | 0.00          |
| Year Built     | 1979          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 113, 34 Glamis Green Sw |
| Subdivision | Glamorgan               |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3E 6V1                 |

### Amenities

|                |                                               |
|----------------|-----------------------------------------------|
| Amenities      | Secured Parking, Snow Removal, Storage, Trash |
| Parking Spaces | 1                                             |
| Parking        | Oversized, Single Garage Attached             |
| # of Garages   | 1                                             |

### Interior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Storage      |
| Appliances        | Dishwasher, Garage Control(s), Microwave Hood Fan, Window Coverings, Electric Range, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                                                           |
| Cooling           | None                                                                                              |
| Fireplace         | Yes                                                                                               |
| # of Fireplaces   | 1                                                                                                 |
| Fireplaces        | Gas, Living Room                                                                                  |
| Basement          | None                                                                                              |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Balcony         |
| Lot Description   | Private         |
| Roof              | Asphalt Shingle |
| Construction      | Wood Frame      |
| Foundation        | Poured Concrete |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 19th, 2025 |
| Days on Market | 83              |
| Zoning         | M-C1 d70        |

### 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.