$273,500 - 18a, 80 Galbraith Drive Sw, Calgary

MLS® #A2198582

$273,500
2 Bedroom, 1.00 Bathroom, 856 sqft
Residential on 0.00 Acres

Glamorgan, Calgary, Alberta

Vacant - immediate possession - stop paying rent!!!!!! This TWO bedroom 855.73 sq ft unit is SO close to Mount Royal University - PERFECT for students. Bedrooms are BOTH large. Walk to MRU in 10 mins!!!!! Plus drive quickly or take transit. LOW condo fees include heat and water. Work Downtown? Drive in 15 mins. Get to the airport in 30. Canmore is 1 hr away. Glamorgan is strategically situated in southwest Calgary, providing residents with easy access to major roadways, public transit, and a variety of amenities. Plus this complex is PET FRIENDLY (1 cat or 1 dog under 20 lbs) - with board approval. LOVE natural light?! This THIRD floor unit (TOP floor - no one above you) FACES direct WEST!!!!!! Sun floods in...plus there is a balcony to sit outside and enjoy the VIEWS, SUNSETS and the warm days ahead! Mountain view possible on CLEAR DAYS! Nice residential feel - building has great location in complex. Entire unit has laminate flooring - making it easy to clean! The full 4 piece bath with a soaker tub - is nicely updated. Updated WHITE kitchen PLUS a dining area large enough to host any special occasion. Living area logical and square - perfect for any furniture arrangement. IN SUITE LAUNDRY!!!!!! Concrete building - offers quiet living and great insulation. This building does not have an elevator - but the top floor is accessible via two easy (bright and clean) flights of stairs. Secure Fob access to building. Outdoor assigned parking with a
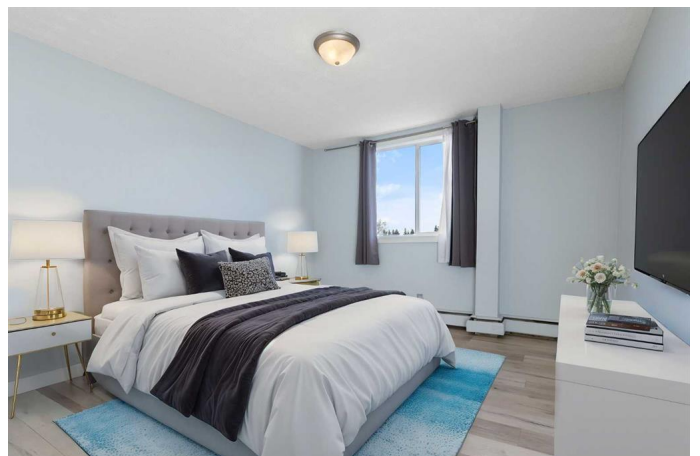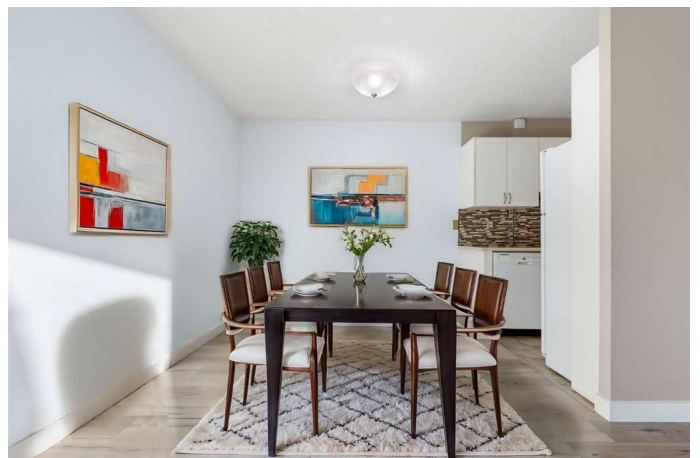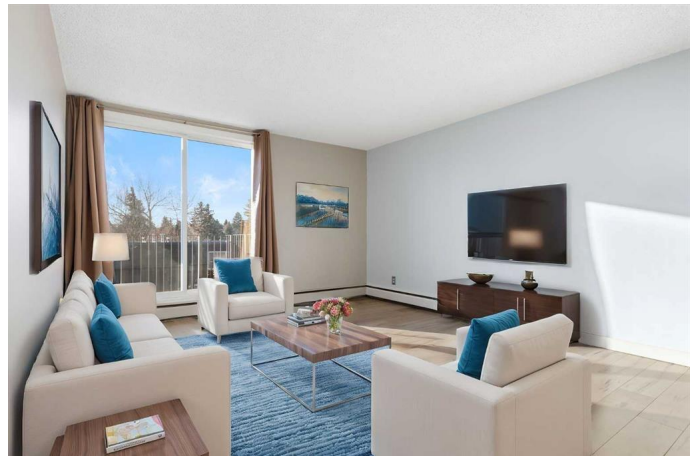
plug for cold days. Parking on street for second car or Property Manager often has a second spot for rent! EXTRA storage locker here with shelves in basement of A Building! Love outdoors - biking, walking, running? Weaselhead/Glenmore Reservoir mins away. Casino close by - shows, concerts, meals, entertainment. Walk to Sarcee Plaza - Starbucks, Groceries, Restaurants, Services. Mins from Currie Barracks and the future CurrieLife development! Iconic Alpine Sausage and Glamorgan Bakery (famous cheese buns!) just a short drive/walk! Complex sides onto Galbraith Park (green space/playground). Glamorgan offers a community centre, outdoor skating rinks, schools, soccer, softball, other sports and organized clubs and activities. Calgarians move to this neighbourhood for its tree-lined streets & short commute to downtown/MRU - & stay for the proximity to so many amenities - with a close-knit community vibe. Visiting the neighbourhood can feel a bit like a trip back in time to the mid-century era...Residents stroll along tree-lined streets, shop at the local bakery / butcher & even socialize at the bowling alley! Call today to view - you could start living here right away!

Built in 1971

Essential Information

MLS® #	A2198582
Price	$273,500
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	856
Acres	0.00
Year Built	1971
Type	Residential

Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	18a, 80 Galbraith Drive Sw
Subdivision	Glamorgan
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 4Z6

Amenities

Amenities	Parking, Storage, Visitor Parking
Parking Spaces	1
Parking	Assigned, Outside, Stall

Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Soaking Tub
Appliances	Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	3

Exterior

Exterior Features	Balcony
Construction	Brick, Concrete

Additional Information

Date Listed	March 3rd, 2025
Days on Market	37
Zoning	M-C1

Listing Details

Listing Office	Royal LePage Benchmark