

# \$365,000 - 32, 80 Galbraith Drive Sw, Calgary

MLS® #A2257206

## \$365,000

3 Bedroom, 2.00 Bathroom, 1,191 sqft

Residential on 0.00 Acres

Glamorgan, Calgary, Alberta

Ready to move into a spacious townhome in the desirable inner city neighborhood of Glamorgan? This 3 bedroom 1.5 bathroom town home with full basement and private yard is close to Mount Royal University, with quick access to the mountains and all amenities. The bright main floor has a large living room & dining room with laminate flooring, a spacious kitchen with lots of white cabinets that leads to FULLY FENCED YARD with NEW DECK and a powder room. Upstairs there are 3 good sized bedrooms all with laminate flooring and a 4 pc bathroom. The full basement has a utility room with Newer Washer, Dryer, Furnace(2020) and Hot Water Tank(2019) - lots of storage and potential! The home has been freshly painted and has vinyl windows, new smoke detectors, furnace serviced and ducts cleaned. Just move in and enjoy. It's a well run complex and pet friendly.

Built in 1971

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2257206  |
| Price          | \$365,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,191     |
| Acres          | 0.00      |



|            |               |
|------------|---------------|
| Year Built | 1971          |
| Type       | Residential   |
| Sub-Type   | Row/Townhouse |
| Style      | 2 Storey      |
| Status     | Active        |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 32, 80 Galbraith Drive Sw |
| Subdivision | Glamorgan                 |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3E 4Z6                   |

### Amenities

|                |         |
|----------------|---------|
| Amenities      | Parking |
| Parking Spaces | 1       |
| Parking        | Stall   |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | See Remarks, Storage, Vinyl Windows                                                  |
| Appliances        | Dishwasher, Dryer, Electric Stove, Freezer, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                                              |
| Cooling           | None                                                                                 |
| Has Basement      | Yes                                                                                  |
| Basement          | Full, Unfinished                                                                     |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Private Yard    |
| Lot Description   | Back Yard       |
| Roof              | See Remarks     |
| Construction      | Wood Frame      |
| Foundation        | Poured Concrete |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 18th, 2025 |
| Days on Market | 16                   |
| Zoning         | M-C1 d54             |

**Listing Details**

Listing Office                      RE/MAX House of Real Estate

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