

# \$499,900 - 173 Glamis Terrace Sw, Calgary

MLS® #A2225784

**\$499,900**

4 Bedroom, 3.00 Bathroom, 1,573 sqft

Residential on 0.00 Acres

Glamorgan, Calgary, Alberta

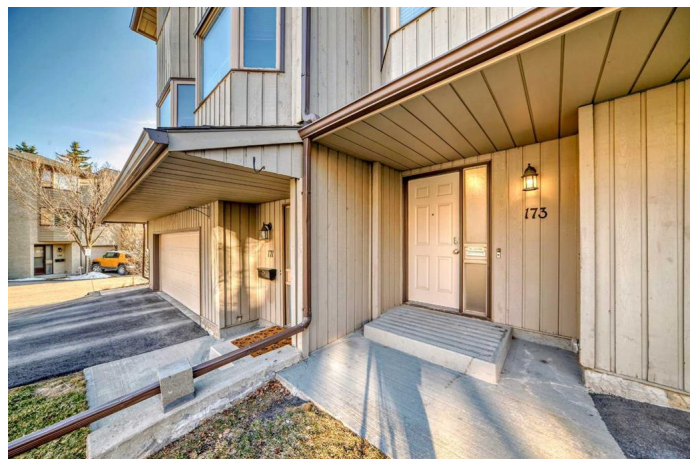
**\*OPEN HOUSE SAT MAY 31st 1:00-3:00PM\***

Welcome to this charming 4-level split townhouse, perfectly designed for comfort and functionality. Step into a bright, open living space where large, West facing windows fill the home with light, and a cozy wood-burning fireplace anchors the great room—ideal for relaxing evenings or entertaining guests.

The kitchen featuring sleek granite countertops and a generous walk-in pantry that makes organization a breeze. Enjoy the kitchen island for food prep and a quick bite to eat, while the dining room overlooking the living room is for more formal occasions. Upstairs, you'll find three well-appointed bedrooms, including a large primary retreat with a 3-piece en-suite that offers plenty of room to unwind.

The walkout basement provides versatile space, perfect for a home gym, office, 4th bedroom, or private escape. Enjoy the outdoors in your own low-maintenance, fully fenced yard—perfect for morning coffee or peaceful evenings. Storage shed included.

An attached heated garage offers added convenience year-round, and the pet-friendly (with board approval), well-managed complex ensures a welcoming community and peace of mind. This townhouse truly combines style, space, and practicality—ready to welcome you home.



Built in 1982

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2225784      |
| Price          | \$499,900     |
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,573         |
| Acres          | 0.00          |
| Year Built     | 1982          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 4 Level Split |
| Status         | Active        |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 173 Glamis Terrace Sw |
| Subdivision | Glamorgan             |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T3E6V3                |

## Amenities

|                |                                                                                     |
|----------------|-------------------------------------------------------------------------------------|
| Amenities      | None                                                                                |
| Parking Spaces | 2                                                                                   |
| Parking        | Driveway, Garage Door Opener, Garage Faces Front, Insulated, Single Garage Attached |
| # of Garages   | 1                                                                                   |

## Interior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | High Ceilings                                                                      |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Oven, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                            |
| Cooling           | None                                                                               |
| Fireplace         | Yes                                                                                |

|                 |                           |
|-----------------|---------------------------|
| # of Fireplaces | 1                         |
| Fireplaces      | Living Room, Wood Burning |
| Has Basement    | Yes                       |
| Basement        | Finished, Full, Walk-Out  |

## Exterior

|                   |                         |
|-------------------|-------------------------|
| Exterior Features | None                    |
| Lot Description   | Interior Lot            |
| Roof              | Asphalt Shingle         |
| Construction      | Wood Frame, Wood Siding |
| Foundation        | Poured Concrete         |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 29th, 2025 |
| Days on Market | 19             |
| Zoning         | M-CG           |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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