



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

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2465, 70 Glamis Drive SW
Calgary, Alberta

MLS # A2249827



\$250,000

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 603
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C1 d70
Foundation:	-	Utilities:	-
Features:	Storage		
Inclusions:	none		

This spacious 2-bedroom suite in the desirable community of Glamorgan checks all the boxes—prime location, versatile layout, and the quiet comfort of top-floor living. With quick access to Stoney Trail, major amenities, and even weekend getaways to the Rockies, convenience is at your doorstep. Inside, you’ll love the oversized floor plan with room to live, work, and entertain. The bright kitchen with a pass-through keeps you connected while cooking, while the expansive living room boasts a cozy wood-burning fireplace and opens to a large private deck with extra storage. The dining area offers flexibility—perfect for a home office, den, or guest space. Both bedrooms are generously sized and positioned on opposite sides of the suite for privacy, with a massive 5-piece bathroom featuring double sinks and in-suite laundry completing the package. And here’s the bonus: exterior updates are already underway, meaning fresh curb appeal is on the horizon. Move in now and enjoy all the benefits of a well-established community with modern upgrades.