

\$349,900 - 224, 35 Glamis Green Sw, Calgary

MLS® #A2242223

\$349,900

2 Bedroom, 2.00 Bathroom, 1,056 sqft

Residential on 0.00 Acres

Glamorgan, Calgary, Alberta

Bright, cheerful, and beautifully maintained, this spacious 2-bedroom, 1.5-bath townhome is one of the largest floor plans in the complex — ideal for comfortable living and effortless entertaining. Featuring three large outdoor decks, there's plenty of room to relax or host friends year-round. The upper level offers a sunny, updated kitchen with maple cabinetry, granite countertops, a raised breakfast bar, and stainless steel appliances. The layout flows into a generous living room with a cozy gas fireplace, loads of wall space for furniture, and a large dining area with direct access to an expansive outdoor deck with low-maintenance flexstone finish — perfect for summer evenings. The 2-piece powder room is tucked away and has been tastefully updated — it's always so nice to have an extra bathroom. On the next level are the two well-sized bedrooms, including a primary with built-in closet and a second bedroom that could be an office or a flex room with a private deck — more outside space. The full 4-piece bath features quartz counters and modern fixtures. All of this and a separate single garage too! Set in a quiet, well-managed complex that has undergone major exterior updates including new roofing, siding, windows, doors, railings, and decks so you can have peace of mind in your new place. Centrally located near Mount Royal University, shopping, schools, and with quick access to Sarcee, Glenmore, and Stoney Trail. This is the perfect combination of space, style, and



location – all at an exceptional value.

Built in 1980

Essential Information

MLS® #	A2242223
Price	\$349,900
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,056
Acres	0.00
Year Built	1980
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	224, 35 Glamis Green Sw
Subdivision	Glamorgan
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 6T9

Amenities

Amenities	None
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	Breakfast Bar, Closet Organizers, See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	Window Unit(s)

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Basement	None

Exterior

Exterior Features	Balcony
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 31st, 2025
Days on Market	17
Zoning	M-C1 d70

Listing Details

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.