

4170, 90 Glamis Drive SW  
Calgary, Alberta

MLS # A2230196



**\$274,900**

<b>Division:</b>	Glamorgan		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Multi Level Unit		
<b>Size:</b>	570 sq.ft.	<b>Age:</b>	1981 (44 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Fireplace(s)	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 537
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	M-C1 d70
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), High Ceilings, No Smoking Home, Storage		

**Inclusions:** N/A

This beautifully updated almost 1000 sq ft of developed space, 1 bed + den, 1 bath condo offers the perfect blend of style, comfort, and convenience in a location that can't be beat. Steps from transit, bike paths, green spaces, ball diamonds, and playgrounds — plus groceries, banks, restaurants, pubs, and shopping all within a few blocks. Enjoy quick access to Mount Royal University, Grey Eagle Resort, downtown, major arteries, and the ring road. Ideal for students, professionals, or anyone looking to downsize without sacrificing quality or lifestyle. Inside, nearly every detail has been thoughtfully upgraded over the past decade. Highlights include: Custom, handmade ceiling-height kitchen cabinetry for ample storage, Stainless steel appliances & heated kitchen tile flooring, Commercial-grade ceramic-coated vinyl flooring in the main living area, Custom fireplace tile and mantle, Bar addition for open-concept flow, Updated bathroom fixtures, tub tile surround, low-flush toilet, and in-suite washer/dryer, Modern baseboards, trim, closet doors, and railing posts, Upgraded operable windows and vinyl on bedroom patio (balcony refurbishments underway by condo board), Increased square footage of concrete patio and grandfathered garden space — great for pets (with board approval) the spacious bedroom features a large walk-in closet, and the den/storage room is big enough to serve as an office or fit a twin bed. Loft-style layout provides flexibility, natural light, and a comfortable, open feel. North-facing exposure keeps it bright in winter and cool in summer. Additional perks include responsive condo management, weekday onsite maintenance, amazing neighbours, and recent interior paint (with leftover for touch-ups). This rare gem combines modern living with unbeatable location and value — don't miss your chance to own this unique and

versatile space