

# **\$398,888 - 78, 80 Galbraith Drive Sw, Calgary**

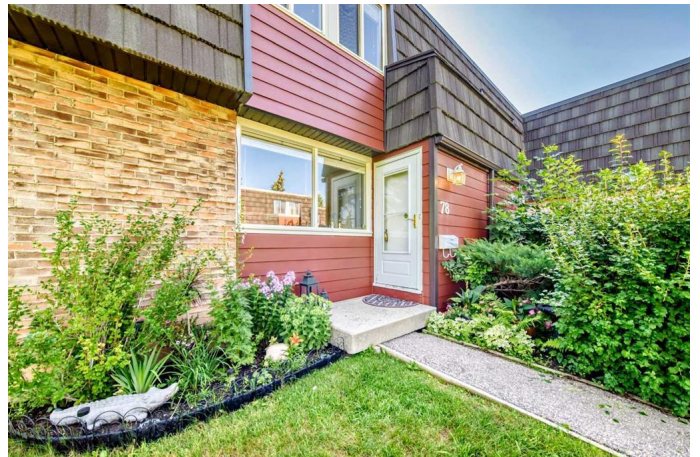
MLS® #A2242645

## **\$398,888**

3 Bedroom, 2.00 Bathroom, 1,172 sqft  
Residential on 0.00 Acres

Glamorgan, Calgary, Alberta

**\*\*OPEN HOUSES - SAT Aug 2 11 am-3 pm & SUN Aug 3 11 am -2 pm\*\*** Welcome to Glenmore on the Parc, a well-maintained complex, where you will find unit #78, an updated end-unit townhome right next to the park offering over 1,500 sq ft of updated living space, with 3 bedrooms, 1.5 bathrooms, and a fully developed basement. This home backs directly onto Galbraith Park and is within walking distance to Mount Royal University, schools, transit, and endless amenities. Step inside to a sunny main floor where newer flooring flows through the living room, dining room, and kitchen. A large window fills the kitchen space with natural light, while the updated trendy kitchen features refreshed white cabinetry, appealing backsplash, and a full stainless steel appliance package. A convenient 2 piece bathroom and access to your private, fully enclosed backyard sanctuary make the main level ideal for everyday living. Upstairs, you'll find 3 spacious bedrooms, including a large primary bedroom with spacious walk in closet. Rounding out the top level you will find a 4 piece bathroom with soaker tub. The fully finished basement offers even more value, with a large recreation room, storage and laundry. The corner unit lot offers plenty of privacy and is surrounded by lush grass & landscaping "maintained by the condo board! Additional features include an assigned parking stall, close proximity to green space, playgrounds, and walking paths. Whether you're a first-time buyer, young



professional, or investor, this move-in-ready home offers unbeatable value and prime location within the complex, and the City! Donâ€™t miss this rare opportunity, book your showing today!

Built in 1971

**Essential Information**

MLS® #	A2242645
Price	\$398,888
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,172
Acres	0.00
Year Built	1971
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

**Community Information**

Address	78, 80 Galbraith Drive Sw
Subdivision	Glamorgan
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 4Z6

**Amenities**

Amenities	Park, Parking, Playground, Visitor Parking
Parking Spaces	1
Parking	Stall

**Interior**

Interior Features	Built-in Features, Ceiling Fan(s), Closet Organizers, Storage, Walk-In Closet(s)
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Appliances	Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Courtyard, Lighting, Other, Private Yard, Storage
Lot Description	Corner Lot, Low Maintenance Landscape, Other
Roof	Tar/Gravel
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 30th, 2025
Days on Market	2
Zoning	M-C1 d54

## Listing Details

Listing Office	eXp Realty
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