

# \$424,900 - 43, 23 Glamis Drive Sw, Calgary

MLS® #A2267471

**\$424,900**

2 Bedroom, 3.00 Bathroom, 1,286 sqft

Residential on 0.00 Acres

Glamorgan, Calgary, Alberta

This beautifully maintained townhouse combines thoughtful updates, timeless charm, and a serene setting backing onto a private green belt.

Step inside to soaring 14.5 ft ceilings in the living room, a cozy wood-burning fireplace with gas ignite, and expansive double doors and that fill the home with natural light.

The kitchen features a bay window and stainless steel appliances, including a brand-new dishwasher and a refrigerator plumbed for ice and water. Youâ€™ll love the proper pantry, multiple linen closets, and open stairwell design that enhances the sense of space.

The upper level offers a spacious primary suite with a huge walk-in closet and half ensuite, plus an updated main bathroom featuring newer tile and tub, updated powder room off the front foyer.

Throughout the home youâ€™ll find laminate flooring, newer baseboards, dimmers and updated light fixtures and top-down bottom-up blinds on the bay and kitchen windows.

Mechanically, the home is in excellent condition with an ultra high-efficiency furnace and updated hot water heater.

All windows (except one) have been replaced



with Energy Star, argon-filled units, the front door was upgraded 5 years ago with new weather stripping, and the single attached garage features a 240V electric heater, workbench, amplifier with two speakers, and extra lighting—perfect for hobbies or a workshop.

This home offers a rare combination of comfort, style, and thoughtful updates—ready for you to move in and enjoy.

Built in 1981

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2267471      |
| Price          | \$424,900     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 1             |
| Half Baths     | 2             |
| Square Footage | 1,286         |
| Acres          | 0.00          |
| Year Built     | 1981          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 4 Level Split |
| Status         | Active        |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 43, 23 Glamis Drive Sw |
| Subdivision | Glamorgan              |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3E 6S3                |

**Amenities**

|           |      |
|-----------|------|
| Amenities | None |
|-----------|------|

|                |                                                 |
|----------------|-------------------------------------------------|
| Parking Spaces | 2                                               |
| Parking        | Off Street, Parking Pad, Single Garage Attached |
| # of Garages   | 1                                               |

## Interior

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s)                                                                                   |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                          |
| Cooling           | Other                                                                                            |
| Fireplace         | Yes                                                                                              |
| # of Fireplaces   | 1                                                                                                |
| Fireplaces        | Gas, Wood Burning                                                                                |
| Has Basement      | Yes                                                                                              |
| Basement          | Full                                                                                             |

## Exterior

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | Private Yard                            |
| Lot Description   | Back Yard, Backs on to Park/Green Space |
| Roof              | Asphalt Shingle                         |
| Construction      | Wood Frame                              |
| Foundation        | Poured Concrete                         |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 29th, 2025 |
| Days on Market | 2                  |
| Zoning         | M-CG d31           |

## Listing Details

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

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