

\$219,900 - 3108, 80 Glamis Drive Sw, Calgary

MLS® #A2239522

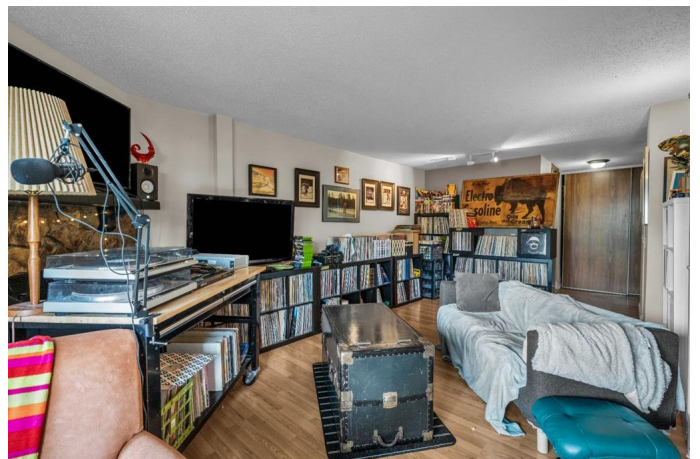
\$219,900

2 Bedroom, 1.00 Bathroom, 1,063 sqft

Residential on 0.00 Acres

Glamorgan, Calgary, Alberta

Looking to build sweat equity or secure a solid investment? This spacious 2 bedroom, 1 bathroom condo in the well-established community of Glamorgan offers over 1,000 square feet of potential. Situated in a well-managed complex that stays on top of maintenance projects—paid through the reserve fund—this below-grade unit is ideal for renovators or investors alike. Inside, you'll find massive bedrooms, double sinks in the bathroom, and a functional layout that offers great flow and livability. The unit also features vinyl windows, patio doors leading to your own private entrance, and in-suite laundry with a quality washer and dryer. There's even a dishwasher for added convenience. For those looking to renovate, you'll be pleased to know that updated units in this building sell very well, and many owners are already renovating—creating strong upside potential. If you're not ready to renovate, you can keep the long-term tenant already in place and enjoy reliable rental income from day one. Other highlights include: Pet-friendly building, assigned parking stall (#32) with an electric plug, large in-suite storage room, and an opportunity to rent a second parking stall for just \$30/month through the property management company. Glamorgan is a well-established community just 10–15 minutes from downtown, with easy access to Glenmore Trail, Stony Trail, and Mount Royal University. The area offers excellent transit



options, nearby schools, parks, including Weaselhead Flats, and major shopping centres like Westhills and Glamorgan Shopping Centre. Whether youâ€™re a first-time buyer, investor, or savvy renovator, this unit offers unbeatable value and potential. This could be the one!

Built in 1981

Essential Information

MLS® #	A2239522
Price	\$219,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,063
Acres	0.00
Year Built	1981
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	3108, 80 Glamis Drive Sw
Subdivision	Glamorgan
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 6T7

Amenities

Amenities	Community Gardens, Park, Snow Removal, Trash, Visitor Parking, Other
Parking Spaces	1
Parking	On Street, Plug-In, Stall, Off Street, Outside, Parking Lot

Interior

Interior Features	Laminate Counters, Storage, Track Lighting, Vinyl Windows
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Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Hot Water, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
# of Stories	3

Exterior

Exterior Features	Other
Roof	Tar/Gravel
Construction	Wood Frame, Wood Siding

Additional Information

Date Listed	July 15th, 2025
Days on Market	41
Zoning	M-C1 d70

Listing Details

Listing Office	CIR Realty
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