

\$525,000 - 81 Galbraith Drive Sw, Calgary

MLS® #A2207944

\$525,000

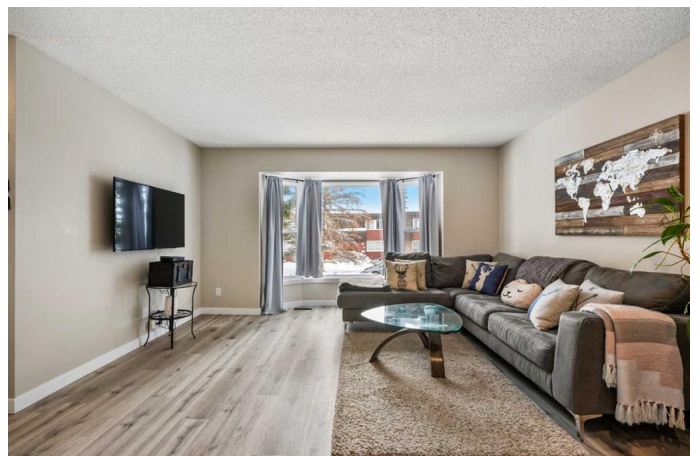
4 Bedroom, 2.00 Bathroom, 1,369 sqft
Residential on 0.06 Acres

Glamorgan, Calgary, Alberta

****OPEN HOUSE SATURDAY APRIL 5TH**

FROM 12-2PM** This is the one you've been waiting for! Welcome to 81 Galbraith Drive SW—a beautifully updated 3-bedroom, 2-bathroom half-duplex in the highly sought-after community of Glamorgan.

Located on a quiet, tree-lined street, this charming and move-in ready home has been lovingly maintained by a wonderful family. Step inside and you'll immediately notice how bright and inviting the main living area is. The modern vinyl plank flooring (2022) flows seamlessly throughout the entire home, offering both a modern look and effortless maintenance. Large bay windows welcome plenty of natural light, while the cozy wood-burning fireplace adds warmth and character to the main living area. Conveniently tucked away, just off the main living space is a 4-piece bathroom. The updated kitchen features stainless steel appliances, granite countertops, updated cabinetry, and ample storage. The spacious dining area easily accommodates a full-sized table, making it ideal for hosting family dinners or entertaining guests. From here, you can step out onto the deck and into the backyard. The outdoor space offers endless possibilities—grow your own vegetable garden, gather with friends around a fire pit during summer evenings, or build a garage on the existing parking pad if desired! Upstairs, you'll find three generously sized bedrooms, ideal for a young or growing family. A second 4-piece bathroom



completes the upper level. Downstairs, the fully finished basement boasts a cozy family room that's perfect for entertaining, a home gym, or playroom. You'll also find an additional bedroom great for guests, a home office, or creative workspace. This home also offers major mechanical upgrades for your peace of mind, including a new furnace and humidifier (2023) and central A/C (2023) for year-round comfort. Additional updates include: vinyl windows (excluding basement), updated staircase railings, new baseboards and modern hardware, pot lights, and fresh paint throughout. Located in the heart of Glamorgan, you're just steps from Mount Royal University, a short walk to Galbraith Park, and minutes from Westhills Towne Centre, top-rated schools, shopping, and dining. With quick access to Glenmore, Stoney, and Sarcee Trail, commuting anywhere in the city is a breeze. This is a rare opportunity to own a beautifully updated home in one of Calgary's most desirable communities!

Built in 1979

Essential Information

| | |
|----------------|------------------------|
| MLS® # | A2207944 |
| Price | \$525,000 |
| Bedrooms | 4 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,369 |
| Acres | 0.06 |
| Year Built | 1979 |
| Type | Residential |
| Sub-Type | Semi Detached |
| Style | 2 Storey, Side by Side |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 81 Galbraith Drive Sw |
| Subdivision | Glamorgan |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3E 4Z5 |

Amenities

| | |
|----------------|----------------------|
| Parking Spaces | 2 |
| Parking | Parking Pad, Unpaved |

Interior

| | |
|-------------------|--|
| Interior Features | Granite Counters, No Animal Home, No Smoking Home, Vinyl Windows |
| Appliances | Central Air Conditioner, Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer |
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Wood Burning |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--|
| Exterior Features | None |
| Lot Description | Back Yard, Landscaped, Rectangular Lot |
| Roof | Asphalt Shingle |
| Construction | Stone, Wood Frame, Wood Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | April 3rd, 2025 |
| Days on Market | 1 |
| Zoning | RC-G |

Listing Details

| | |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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