



*Newly installed high-end laminate flooring and the combined living room and dining room creates a spacious open area.*

*Designer inspired kitchen with all new counter-tops and backsplash, cabinetry and flooring.*



*Three spacious bedrooms with all new flooring.*

*This unit has upgraded windows, doors, high efficiency furnace all to keep you comfortable and save you money.*



*Welcome to  
30, 80 Galbraith Drive S.W.*



**403-249-4322**

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## *Overview*

Take your time enjoying this wonderfully renovated townhome. As winter approaches you will appreciate the upgrades of the windows, doors and the high efficiency furnace all allowing you to save money while keeping you warm and cozy. Enjoy the updated and stylish look of the kitchen cabinets, countertop and back splash as well as the upscale and durable laminate flooring throughout the main floor. All the walls have been painted in designer colour and the carpet has been replaced on the top floor. This home offers a well designed floor-plan with three spacious bedrooms, one and a half baths, an eat-in kitchen as well as dining room living room combination. The home is well located in the impressively maintained Glenmore on the park complex. The home also has a fully fenced yard and a full basement. This home is perfect for someone seeking a lovely location at an affordable price.

This carefree and relaxed lifestyle can be yours, nestled in an established community just minutes from Mount Royal University, shopping, public transportation, and major thoroughfares.

## *Foyer, Living Room & Dining Room*

As you enter this renovated home notice the upgraded doors and windows all designed to save energy and keep you warm in the winter and cool in the summer. Immediately you will be struck by the quality laminate flooring installed throughout the main floor. The living room is spacious and will easily accommodate your finest furnishings. The dining area could be a multi use area as it would also make a great computer area.

## *Kitchen*

Step into this updated kitchen with a stylish look. The updated cabinets blend well with the new countertop and marble backsplash and the kitchen has lots of room to easily hold a reasonable sized table. From this area you have easy access to the private back yard and bar-be-que area.

## *Three Bedrooms, One and a half Baths*

All the carpet on the upper floor has been refreshed and along with the new paint, gives the home a fresh feel. The master bedroom is very spacious, has an abundance of closet space and is east facing so you can awake to the morning sun. The other two bedrooms are a good size and note the windows are also updated on this level to keep you in comfort.

## *Bathrooms*

The upper level has a sparkling four piece bath with ceramic tile shower that goes to the ceiling and ceramic tile flooring for durability. The two piece bath on the main floor is conveniently located by the back entrance and is all highlighted with the durable laminate flooring that flows throughout the main floor.

## *Complex and Extras*

Glenmore on the Park is an established complex with good management. The complex is very well maintained and is a great place to call home. Enjoy the luxury of having you own private fenced yard to entertain and enjoy the warm summer days. The unfinished basement is ideal for storage or if your ambitious a blank pallet to develop.

## *Summary*

Ideally located and fully updated this is a place you can easily call home. Location is always extremely important and this home is located in the inner city residential neighbourhood of Glamorgan and only a few blocks to Mount Royal University. The home has seen significant upgrades to both the mechanical and design elements allowing you to enjoy the home for years to come. Don't miss your opportunity as this is an excellent value at an affordable price.

**For more information, please call  
Real Phaneuf at 403-249-4322 or visit my  
web site at [www.calgaryconnection.com](http://www.calgaryconnection.com)**