

Salesrep:

# REAL PHANEUF

Status: **Active**  
Occupancy: **Vacant**  
Type: **MLS**  
Lock Box: **Leni**  
Apptmnt: **Realtor**

**Royal LePage Foothills**  
**Bus: 685-2413**  
www.calgaryconnection.com  
E-mail: rphaneuf@rfoothills.com

Rooms: **6**  
Bedrooms: **3**  
Bathrooms: **1.5**  
Taxes: **(09) \$1425.03**  
L.I.:

Address: **#30 – 80 – Galbraith Dr. S.W.**

District: **Glamorgan**  
Number: **C045**  
Condo Plan: **9011233 Unit 15**

Complex: *Glenmore on the Parc*  
Home Size: **1091.9 sq. ft.**  
**101.45 sq. m.**  
Style: *2 Storey*  
Built: *1971*

Possession: **10 Days Neg.**  
Heat: **Forced Air**  
Floor Finish: **Laminate, Tile Carpet**  
Ext. Finish: *Brick/*

Price: **\$264,900**  
Dwnpmt: **\$264,900**  
Mtge:  
Int:  
Term Ends:  
Mtge Pmts:  
Mtge Co:

Bathrooms: *(U) 4 piece*  
*(M) 2 piece*  
Parking: *Stall*  
*electrified*  
Laundry: *Lower*  
Basement: *Full*

Living Room: **(M) 17'10" x 11'**  
Dining Room: **(M) 7' x 6'**  
Kitchen: **(M) 10'6" x 10'3"**  
Main Bedroom: **(U) 16' x 10'3"**  
Bedroom: **(U) 10'8" x 8'3"**  
Bedroom: **(U) 10'2" x 9'3"**

Condo Fees **\$312.44**  
(Includes)  
C/A main: **yes**  
Insurance: **yes**  
Management: **yes**  
Water/Sewer: **no**  
Heat: **no**  
Reserve fund: **yes**

**Included in Price:** *Fridge, Stove, Dishwasher. Washer, Dryer, All Window Coverings and Attachments.*

*This townhouse offers a long list of upgrades with an interior virtually redone. The floor coverings have been replaced with high-end laminate and new carpeting up the stairs, hallway, and in the bedrooms. The principle rooms throughout this unit are large and generously proportioned, and with the combined living and dining room create a very spacious area. The kitchen has all new counter-tops, designer tile backsplash, and cabinetry. The kitchen also offers sparkling white full sized appliances. The home has been painted in designer colors...and don't miss the crown molding surrounding the doorframes throughout the townhouse. The upper 4-piece bath has tile flooring and tile surrounding the tub to the ceiling...and on the lower level we have a full basement a laundry tub, and a washer and dryer. The location is awesome located in the middle of the complex with a private and fenced back yard. Less obvious but equally important is the newly installed high-efficiency furnace, and a newer hot water tank...also...all the windows and doors have recently been replaced. The complex is located in the established and mature district of Glamorgan, steps to a park, and has easy access to shopping, schools including Mount Royal University, and major thoroughfares. Contact Real Phaneuf at 403-685-2413 or visit my website at [www.calgaryconnection.com](http://www.calgaryconnection.com) for more pictures and information.*

