

# \$274,900 - 4170, 90 Glamis Drive Sw, Calgary

MLS® #A2230196

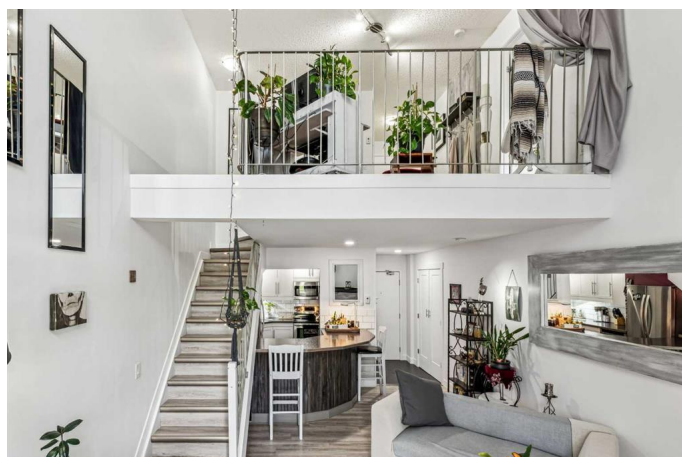
**\$274,900**

1 Bedroom, 1.00 Bathroom, 570 sqft

Residential on 0.00 Acres

Glamorgan, Calgary, Alberta

This beautifully updated almost 1000 sq ft of developed space, 1 bed + den, 1 bath condo offers the perfect blend of style, comfort, and convenience in a location that can't be beat. Steps from transit, bike paths, green spaces, ball diamonds, and playgrounds — plus groceries, banks, restaurants, pubs, and shopping all within a few blocks. Enjoy quick access to Mount Royal University, Grey Eagle Resort, downtown, major arteries, and the ring road. Ideal for students, professionals, or anyone looking to downsize without sacrificing quality or lifestyle. Inside, nearly every detail has been thoughtfully upgraded over the past decade. Highlights include: Custom, handmade ceiling-height kitchen cabinetry for ample storage, Stainless steel appliances & heated kitchen tile flooring, Commercial-grade ceramic-coated vinyl flooring in the main living area, Custom fireplace tile and mantle, Bar addition for open-concept flow, Updated bathroom fixtures, tub tile surround, low-flush toilet, and in-suite washer/dryer, Modern baseboards, trim, closet doors, and railing posts, Upgraded operable windows and vinyl on bedroom patio (balcony refurbishments underway by condo board), Increased square footage of concrete patio and grandfathered garden space — great for pets (with board approval) the spacious bedroom features a large walk-in closet, and the den/storage room is big enough to serve as an office or fit a twin bed. Loft-style layout provides flexibility, natural light, and a comfortable, open feel.



North-facing exposure keeps it bright in winter and cool in summer. Additional perks include responsive condo management, weekday onsite maintenance, amazing neighbours, and recent interior paint (with leftover for touch-ups). This rare gem combines modern living with unbeatable location and value â€” donâ€™t miss your chance to own this unique and versatile space

Built in 1981

**Essential Information**

MLS® #	A2230196
Price	\$274,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	570
Acres	0.00
Year Built	1981
Type	Residential
Sub-Type	Apartment
Style	Multi Level Unit
Status	Active

**Community Information**

Address	4170, 90 Glamis Drive Sw
Subdivision	Glamorgan
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 6T8

**Amenities**

Amenities	Storage, Visitor Parking
Parking Spaces	1
Parking	Stall

**Interior**

Interior Features	Ceiling Fan(s), High Ceilings, No Smoking Home, Storage
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Baseboard, Fireplace(s)
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
# of Stories	4

## Exterior

Exterior Features	Balcony
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding

## Additional Information

Date Listed	June 12th, 2025
Days on Market	3
Zoning	M-C1 d70

## Listing Details

Listing Office	CIR Realty
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