# \$395,000 - 210, 4507 45 Street Sw, Calgary

MLS® #A2212552

# \$395,000

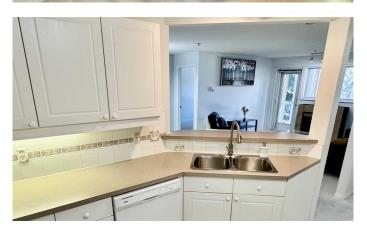
2 Bedroom, 2.00 Bathroom, 1,011 sqft Residential on 0.00 Acres

Glamorgan, Calgary, Alberta

OPEN HOUSE SATURDAY APRIL 19TH 2-4PM. Enjoy the quiet life in this newly refreshened condo. This well-maintained 2 bedroom - 2 bathroom apartment has just been freshly painted and the original linoleum in the kitchen has been replaced with luxury vinyl plank. Don't worry about hot summers as the balcony faces north but still plenty of sunlight to enjoy through the many windows. This is an adult-only building (18+), it includes a titled parking stall(#33) in the heated, underground parkade. Key features include an in-suite laundry and storage, plus an additional storage locker on the 2nd floor. The spacious open-concept floor plan boasts a cozy gas fireplace in the living room, which opens to a balcony. The white kitchen is well equipped with lots of cabinets, a breakfast bar, Walkin pantry with a full set of modern appliances. The primary bedroom offers a walk-thru his and her's closet and a private 4-piece ensuite bath. This building is incredibly guiet, making it a perfect retreat, with additional amenities such as a party room and a guest suite available for rent on the first floor. Visitor parking is standard with 5 stalls available in the underground parkade. This well-run complex is beautifully maintained with a healthy reserve fund. All the interior flooring was just recently replaced. Nestled in the mature neighborhood of Glamorgan, this condo is conveniently close to shopping, good schools and Mount Royal University. You can quickly jump onto Glenmore trail and access







the ring road to Kananaskis and Banff. Come view this exceptional condo that offers great value today.

## Built in 1998

# **Essential Information**

MLS® # A2212552 Price \$395.000

Bedrooms 2
Bathrooms 2.00
Full Baths 2

Square Footage 1,011
Acres 0.00
Year Built 1998

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

# **Community Information**

Address 210, 4507 45 Street Sw

Subdivision Glamorgan

City Calgary
County Calgary
Province Alberta
Postal Code T3E 6K7

#### **Amenities**

Amenities Elevator(s), Guest Suite, Parking, Party Room, Secured Parking,

Storage, Trash, Visitor Parking, Garbage Chute

Parking Spaces 2

Parking Garage Door Opener, Garage Faces Front, Guest, Heated Garage,

Parkade, Stall, Titled, Underground

# of Garages 1

## Interior

Interior Features Ceiling Fan(s), Laminate Counters, No Animal Home, No Smoking

Home, Open Floorplan, Pantry, Storage, Vinyl Windows

Appliances Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave,

Range Hood, Refrigerator, Washer, Window Coverings

Heating High Efficiency, In Floor, Hot Water, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Glass Doors, Insert, Living Room, Mantle, Tile, Zero Clearance

# of Stories 3

## **Exterior**

Exterior Features Balcony, Storage Roof Asphalt Shingle

Construction Stone, Stucco, Wood Frame

## **Additional Information**

Date Listed April 16th, 2025

Days on Market 5

Zoning M-C1

# **Listing Details**

Listing Office RE/MAX Realty Professionals

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