

# \$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 refreshed 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 quiet, 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
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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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