

\$335,000 - 210, 4507 45 Street Sw, Calgary

MLS® #A2253543

\$335,000

2 Bedroom, 2.00 Bathroom, 1,011 sqft

Single Family on 0.00 Acres

Glamorgan, Calgary, Alberta

OPEN HOUSE SATURDAY, OCTOBER 4TH
2:45 PM TILL 4:45 PM Location, location,
location: Just blocks to Mount Royal
University. This 18+ complex is very quiet for
year-round peaceful living. It can also be a
money maker for you to rent out to University
Students. This well-maintained two bedroom -
two full bathroom apartment offers an open
and inviting layout that places the living room
in between the two bedrooms. Great for
comfort and turnkey living. Important features
include a spacious master bedroom with an
ensuite and a second bedroom with its own 3
piece bathroom. In-suite laundry and a
spacious storage room along with an
additional storage locker just down the hall
makes this condo super-efficient. 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,
a walk-in pantry with a full set of modern
appliances. This building is incredibly quiet,
making it a perfect retreat, with additional
amenities such as a party room on the first
floor. Visitor parking is standard with 5 stalls
underground and secured. This well-run
complex is beautifully maintained with a
healthy reserve fund. All the units had the
balcony windows and doors replaced this year
and the budget was not affected as it is well
managed. No increase in condo fees in 2025.
Nestled in the mature neighborhood of
Glamorgan, this condo is conveniently close to



shopping, good schools and Mount Royal University. It is close to the nearby Glenmore reservoir and Weasel Head pathways where you can enjoy endless activities like: hiking, kayaking, walking, picnics, biking etc. You can also jump onto the ring road to access the World-famous outdoors that include: Kananaskis, Canmore and Banff. Come view this exceptional condo that offers great value today. This condo includes a titled parking stall (#33) in the double secured, heated, underground parkade. (id:6289)

Built in 1998

Essential Information

| | |
|----------------|--------------------|
| Listing # | A2253543 |
| Price | \$335,000 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Square Footage | 1,011 |
| Acres | 0.00 |
| Year Built | 1998 |
| Type | Single Family |
| Sub-Type | Condominium/Strata |

Community Information

| | |
|-------------|------------------------|
| Address | 210, 4507 45 Street Sw |
| Subdivision | Glamorgan |
| City | Calgary |
| Province | Alberta |
| Postal Code | T3E6K7 |

Amenities

| | |
|----------------|---------------------------------------------------------------------------------|
| Amenities | Park, Playground, Recreation Nearby, Schools, Shopping, Guest Suite, Party Room |
| Features | PVC window, No Animal Home, No Smoking Home, Guest Suite, Parking |
| Parking Spaces | 1 |
| Parking | Garage, Heated Garage, Underground, Visitor Parking |

of Garages 1

Interior

Appliances Washer, Refrigerator, Range - Electric, Dishwasher, Dryer, Microwave, Hood Fan, Window Coverings, Garage door opener

Heating Natural gas Hot Water, In Floor Heating

Cooling None

Fireplace Yes

of Fireplaces 1

of Stories 3

Exterior

Exterior Stone, Stucco

Construction Wood frame

Listing Details

Listing Office RE/MAX Realty Professionals



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