

# \$388,000 - 7, 4915 45 Street Sw, Calgary

MLS® #A2259250

**\$388,000**

3 Bedroom, 2.00 Bathroom, 976 sqft

Single Family on 0.00 Acres

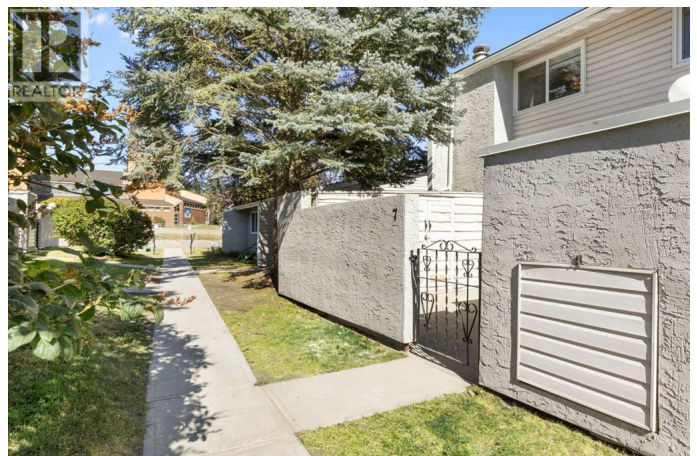
Glamorgan, Calgary, Alberta

Looking for your first home or considering downsizing? This charming renovated townhouse offers 1,000 sqft of comfortable living space, featuring 3 bedrooms and 2 bathrooms—an excellent value compared to purchasing an apartment condo. Enjoy a spacious, private front yard—a rare find at this price point. The low condo fee of less than \$300 makes this property even more attractive. Cats are allowed, but dogs are not permitted. Located in a quiet, underrated complex, you'll appreciate the peaceful environment and its own open park, where you can enjoy the sound of birds chirping in the morning. The complex offers convenient access to public transportation, with a bus stop just 2 minutes away, as well as easy routes to main roads. Close to shopping, churches, and only 15 minutes to downtown Calgary, with Mount Royal University just an 8-minute drive. This property combines affordability, comfort, and a great location—don't miss out! (id:6289)

Built in 1975

## Essential Information

Listing #	A2259250
Price	\$388,000
Bedrooms	3
Bathrooms	2.00
Square Footage	976



Acres	0.00
Year Built	1975
Type	Single Family
Sub-Type	Condominium/Strata

### Community Information

Address	7, 4915 45 Street Sw
Subdivision	Glamorgan
City	Calgary
Province	Alberta
Postal Code	T3E3W5

### Amenities

Amenities	Playground, Schools, Shopping
Features	Parking
Parking Spaces	1

### Interior

Appliances	Washer, Refrigerator, Stove, Dryer, Microwave Range Hood Combo, Hood Fan
Heating	Natural gas Other, Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2

### Exterior

Construction	Wood frame
Foundation	Poured Concrete

### Listing Details

Listing Office	Royal LePage Benchmark
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