

\$350,000 - 210, 4507 45 Street Sw, Calgary

MLS® #A2212552

\$350,000

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

Glamorgan, Calgary, Alberta

OPEN HOUSE SATURDAY JULY 19TH
NOON TILL 2:00 PM. JUST REDUCED
\$25,000 PRICED TO SELL. IF YOU BUY IT IN
JULY you'll get your lawyer fees paid by the
Seller. Enjoy the quiet life in a nice and quiet
neighborhood, this well-maintained two
bedroom - two full bathroom apartment with a
open and inviting layout that offers comfort
and agreeable living. Key features include a
spacious master bedroom with in-suite
bathroom, a second bedroom with its own
bathroom which can be an office or a guest
room, an in-suite laundry and storage room,
plus an additional storage locker conveniently
located 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, a 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 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.

Nestled in the mature neighborhood of
Glamorgan, this condo is conveniently close to
shopping, good schools and Mount Royal
University. Very close to glenmore reservoir
where you can enjoy endless activities like:



hiking, kayaking, walking, picnics, bikingâ€¦etc. 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. 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 heated parkade. Come and enjoy the exclusivity of this neighborhood and what this apartment offers.

Built in 1998

Essential Information

| | |
|----------------|-------------------|
| MLS® # | A2212552 |
| Price | \$350,000 |
| 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, Heated Garage, Parkade, Stall, Titled, Underground, Guest |
| # 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, Living Room, Mantle, Tile, Insert, 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 | 109 |
| Zoning | M-C1 |

Listing Details

| | |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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