

\$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,
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	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	95
Zoning	M-C1

Listing Details

Listing Office	RE/MAX Realty Professionals
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