

# **\$375,000 - 210, 4507 45 Street Sw, Calgary**

MLS® #A2212552

**\$375,000**

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

Glamorgan, Calgary, Alberta

Attn Buyers: If you buy this condo the Seller will pay for your Lawyer Fees. 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          | \$375,000         |
| 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), Garbage Chute, Guest Suite, Parking, Party Room, Secured Parking, Storage, Trash, Visitor Parking |
| Parking Spaces | 2  |
| Parking        | Garage Door Opener, Heated Garage, Underground, Garage Faces   |

Front, Guest, Parkade, Stall, Titled

# of Garages 1

### Interior

Interior Features Ceiling Fan(s), No Smoking Home, Open Floorplan, Storage, Vinyl Windows, Laminate Counters, No Animal Home, Pantry

Appliances Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings

Heating In Floor, Natural Gas, High Efficiency, Hot Water

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Living Room, Glass Doors, Insert, Mantle, Tile, Zero Clearance

# of Stories 3

### Exterior

Exterior Features Balcony, Storage

Roof Asphalt Shingle

Construction Stucco, Wood Frame, Stone

### Additional Information

Date Listed April 16th, 2025

Days on Market 80

Zoning M-C1

### Listing Details

Listing Office RE/MAX Realty Professionals

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