

# **\$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, biking 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	Trash, Visitor Parking, Elevator(s), Garbage Chute, Guest Suite, Parking, Party Room, Secured Parking, Storage
Parking Spaces	2
Parking	Heated Garage, Garage Door Opener, Garage Faces Front, Guest,

Parkade, Stall, Titled, Underground

# of Garages 1

### Interior

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

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

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 Wood Frame, Stone, Stucco

### Additional Information

Date Listed April 16th, 2025

Days on Market 86

Zoning M-C1

### Listing Details

Listing Office RE/MAX Realty Professionals

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